

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 11, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick
Linnell, Marzari, Massey, Pendakur
Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Sir Wilfred Laurier School, under the direction of Mr. Timmis.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was agreeable to the matters proposed for the 'In Camera' meeting with the exception of one item, which it was agreed would be considered in open session.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Special Council meeting (Court of Revision), dated November 29, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the Minutes of the regular Council meeting, with the exception of the 'In Camera' portion, dated December 4, 1973, be adopted, after amending the resolution on page 3, concerning lease renewals - S/W corner of Terminal Avenue and Main Street, to incorporate the following suggestions of the Imperial Oil Limited:

"the City cancel out the second 5-year term without penalty providing the City compensates the company for 50% of the company's new investment which would be based on a 10 year write-off. This compensation would be subject to a reduction for that portion of the equipment, etc. which would have a resale or reuse value to the company based on values at that period in time".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESSRequested Closure of 23rd Avenue:
West of Arbutus Street

At the meeting on September 18, 1973, the Council passed the following motion in connection with the report of the Engineering Department dated September 14th:

"THAT the following recommendation contained in the clause be deferred to allow an opportunity to the residents to present their views:

'that a permanent cul-de-sac be installed on 23rd Avenue west of Arbutus Street, with funds to be provided from Account #148/7916 - Miscellaneous Projects Unallocated'"

The Council this day received a delegation from Mr. J.A. McKenzie representing five residents and owners in the 2100 block West King Edward Avenue, not opposing the proposed traffic diversion but suggesting that the city adopt an alternative plan submitted by the group in a letter dated September 27, 1973.

Mr. W. J. Sim also addressed the Council and filed a brief supporting the recommendations of the City Engineer.

Following further explanation by the Assistant City Engineer, Traffic and Transportation, it was

MOVED by Ald. Hardwick,

THAT this matter be referred to the City Engineer for report back to Council on the practicality of the alternate scheme as proposed by Mr. McKenzie.

- CARRIED UNANIMOUSLY

REPORT REFERENCEWater Street Beautification

At a joint meeting of the Standing Committees on Civic Development and Waterfront and Environment, on December 6, 1973, it was suggested that a Report Reference be given on Water Street beautification.

Pursuant thereto, the Director of Planning and the City Engineer reported on the status of the matter.

MOVED by Ald. Volrich,

THAT Alderman Volrich, as a member of the U.B.C.M. Executive, request the Executive Director of U.B.C.M. to again urge the Provincial Government to consider the proposed amendments to the Power and Telephone Line Beautification Fund Act, at the next session of the Legislature;

FURTHER THAT the Director of Planning be instructed to meet with the property owners' groups for the purpose of reporting back to Council on the strategy of development.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. George Derby Health and
Occupational Centre - Burnaby

The Council noted a letter from the Corporation of the District of Burnaby, dated December 5, 1973 and a letter from the Derby Land is Our Land Association, also dated December 5, 1973, concerning the George Derby Health and Occupational Centre site. It is noted the Municipality is seeking the support of this Council in its endeavour to acquire this property from the Federal Government.

cont'd....

Regular Council, December 11, 1973 3

COMMUNICATIONS OR PETITIONS (cont'd)

George Derby Health and
Occupational Centre (cont'd)

MOVED by Ald. Bowers,
THAT the communications referred to above be received.

- LOST

(Aldermen Gibson, Linnell, Marzari, Massey,
Rankin, Volrich and the Mayor voted against
the motion)

MOVED by Ald. Linnell,
THAT the Vancouver City Council endorse the application of
the Municipality of Burnaby to the Federal Government to return
the George Derby Health and Occupational Centre site to that
Municipality for retention as park land.

(amended)

MOVED by Ald. Hardwick,
THAT the words "as park land" be deleted from the motion of
Alderman Linnell.

- CARRIED

(Aldermen Bowers, Gibson and Linnell voted
against the motion)

The motion of Alderman Linnell, as amended and reading as follows
was put and CARRIED:

"THAT the Vancouver City Council endorse the application
of the Municipality of Burnaby to the Federal Government
to return the George Derby Health and Occupational Centre
site to that Municipality".

(Alderman Bowers voted against the motion as amended)

2. Langara Park: Golf Course

MOVED by Ald. Hardwick,
THAT the letter of congratulations from the Park Board, dated
December 3, 1973, with respect to the purchase of the additional
66 acres of Langara, be received.

- CARRIED UNANIMOUSLY

3. Ice Rinks Plebiscite

The Council noted a letter from the Park Board dated
December 3, 1973, concerning a proposal to engage consultants as a
study group to report on choice of sites and types of rinks for the
five ice rinks recently authorized by the electors. The letter
stated that the group proposed a time of sixteen weeks and a
maximum cost of \$28,500 for the preparation of a report, and
suggested that this cost be a charge against the \$2,750,000
approved by the electors.

MOVED by Ald. Bowers,
THAT approval be given to engaging the Ice Rink study group at
a maximum cost of \$28,500 for the purpose indicated in the Park
Board letter, as a charge against the \$2,750,000, on the under-
standing that this amount will include any design costs.

- CARRIED UNANIMOUSLY

Regular Council, December 11, 1973 4

COMMUNICATIONS OR PETITIONS (cont'd)

4. Appointments: 1974 Grey Cup
Festival Committee

The Mayor submitted the following letter under date of December 7, 1973:

"I wish to remind Council that the 1974 Grey Cup game will be played in Vancouver and wish to recommend

THAT Mr. Herman Burkhardt, who was the General Chairman of the local Committee which planned and organized the festivities when the game was played in this city on the last two occasions viz 1966 and 1971, be appointed General Chairman of the 1974 Grey Cup Festival Committee;

THAT Alderman Harcourt and Alderman Volrich be appointed as Council members to the Committee;

THAT I be empowered, after consultation with Mr. Burkhardt, to name other members to the Committee. "

MOVED by Ald. Linnell,

THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

5. Reorganization:
Mayor's Office

The Mayor submitted the following letter under date of December 7, 1973:

" Mr. Colin Lowery, incumbent of the position of Executive Assistant to the Mayor, is scheduled to retire on May 31st, 1974. Because of accumulated vacation, Mr. Lowery will actually be leaving on April 9, 1974. I therefore propose to implement a re-organization of the staff in the Mayor's Office, and in order to maintain continuity, I further propose that the re-organization be made effective March 1st, 1974.

Mr. Lowery's position is, at present, included in the City's regular classification plan. Prior to Mr. Lowery's appointment, however, the appointment was made directly by the Mayor. I consider it more appropriate that appointment to this position be made on the previous basis, and be contractual in nature expiring with the retirement of the Mayor. I therefore propose to appoint Gordon Campbell, my present Special Assistant to the position on this basis, effective March 1st, 1974. Mr. Campbell will retain most of his present duties and in addition, will assume a significant portion of the higher level responsibilities formerly held by Mr. Lowery, such as administration of the office and formulation of the office budget in conjunction with myself. A copy of the job description is attached to this report. Appointment would be made at a rate equivalent to the first step of Pay Grade 31, the level at which the Executive Assistant position is now classified, plus the value of applicable fringe benefits (1973 rate \$1240 per month plus fringe benefits). Provision would be made in his contract that Mr. Campbell would receive the benefit of any salary increase which Council may approve for Excluded Staff in 1974 and also that he would receive annual increments on the basis of Pay Grade 31 for so long as the contract is in effect.

I do not intend to seek a replacement for Mr. Campbell in his previous position as Special Assistant to the Mayor. He will thus

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)Reorganization:
Mayor's Office (cont'd)

obviously not have the time to assume all of Mr. Lowery's functions as well as continuing his existing duties. Therefore, I propose to establish a new position of Executive Secretary to the Mayor. The incumbent would be responsible to Mr. Campbell and myself for the day to day supervision of the office. Duties would also include acting as a co-member of the Civic Entertainment Committee and in that capacity would assist the City Clerk in making arrangements for civic receptions, dinners, etc.

The new position of Executive Secretary to the Mayor would be part of the City's regular Pay Plan and would be subject to classification by the Director of Personnel Services.

In summary, I recommend that:

1. Mr. Gordon Campbell be appointed to the position of Executive Assistant to the Mayor, effective March 1st, 1974.
2. The appointment be made on a contractual basis, expiring on the date of my retirement, at a rate equivalent to the first step of Pay Grade 31, plus the value of applicable fringe benefits (1973 rate \$1240 per month, plus fringe benefits).
3. Mr. Campbell's new contract make provision that he would receive the benefit of any increase which Council may approve for Excluded Staff in 1974, and further that he would receive annual increments on the basis of Pay Grade 31, for so long as the contract was in effect.
4. Mr. Campbell's present contract, which expires December 31st, 1973, be extended to February 28th, 1974.
5. Council approve a new position of Executive Secretary to the Mayor, effective March 1st, 1974, salary and classification to be determined by the Director of Personnel Services. "

(a copy of the job description referred to is on file in the City Clerk's Office)

MOVED by Ald. Harcourt,

THAT the foregoing recommendations of the Mayor be approved.

- CARRIED

(Alderman Linnell voted against the motion)

6. Jericho Lands

The Mayor submitted the following letter under date of December 10, 1973:

"On Friday, December 7th, 1973, the Heads of Agreement with respect to the balance of the Jericho Lands was signed on behalf of Canada by the Right Honourable Pierre Elliott Trudeau and on behalf of the City of Vancouver by myself, and I am transmitting such document herewith for acceptance by Council on the basis of and in accordance with the terms as set out therein.

I would therefore recommend that the said Heads of Agreement be approved by Council and that the Corporation Counsel be instructed to take all necessary steps in connection therewith to obtain title in the name of the City. "

cont'd....

Regular Council, December 11, 1973 6

COMMUNICATIONS OR PETITIONS (cont'd)

Jericho Lands (cont'd)

MOVED by Ald. Pendakur,

THAT the Heads of Agreement be approved by Council and that the Corporation Counsel be instructed to take all necessary steps in connection therewith to obtain title in the name of the City.

- CARRIED UNANIMOUSLY

7. Delegation Request:
Vancouver Symphony Society

MOVED by Ald. Hardwick,

THAT, pursuant to request received, the Vancouver Symphony Society be permitted to appear as a delegation on December 18, 1973, in regard to rental charges of the Queen Elizabeth Theatre and the Organization's 1973 grant.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, December 7, 1973

(1) Works and Utility Matters (December 7)

The Council considered this report of the Board of Administration which contains two clauses identified as follows:

- Cl. 1: Water Main Installations - 1973 Capital Budget
- Cl. 2: Exchange of Lane abutting Lots 1 - 3, Block 58,
situated in block bounded by Cambie, Georgia,
Beatty and Robson Streets

MOVED by Ald. Pendakur,

THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

(4) Building and Planning Matters (December 7)

Old Museum Building:
Alterations and Additions

MOVED by Ald. Rankin,

THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

(6) Fire and Traffic Matters

Fire Safety in High-Rise Buildings

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration contained in this report be approved, but that representatives from the B.C. Research Council and the steel industry be added to the Committee proposed.

- CARRIED UNANIMOUSLY

Regular Council, December 11, 1973 7

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION

General Report, December 7 (cont'd)

(7) Finance Matters

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: New Schedules of Fees under the Coroners Act
- Cl. 2: Court of Revision: Temporary Clerk III Position
- Cl. 3: Allocation of Funds from Traffic Control Reserve
for Automatic Counter Replacement
- Cl. 4: Purchase of Portion of Langara Golf Course
from CPR
- Cl. 5: Visit of Director of Finance to Institutional
Buyers of City of Vancouver Bonds
- Cl. 6: Interdepartmental and Aldermanic Library
- Cl. 7: Matters Historic: Staffing
- Cl. 8: Engineering Department: Central Files Staff
- Cl. 9: False Creek Development: Sub Area 6 Financing

The Council took action as follows:

MOVED by Ald. Hardwick,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive of this report be approved, and Clause 5 received for information.

- CARRIED UNANIMOUSLY

Clause 6: Interdepartmental and Aldermanic Library

MOVED by Ald. Gibson,

THAT the Council go on record as being in favour of providing an Aldermanic and Interdepartmental Library in the City Hall.

- LOST

(Aldermen Bowers, Massey, Pendakur, Rankin, Volrich
and the Mayor voted against the motion)

MOVED by Ald. Pendakur,

THAT the Board of Administration be requested to report on the minimal cost of refinishing the vacated Board of Administration offices located at the east side of the third floor.

- CARRIED UNANIMOUSLY

CIVIC RECOGNITION: Mr. Bruce Robertson

At this point in the proceedings Mayor Phillips recognized Mr. Bruce Robertson who was present in the Council Chamber with his family. Mr. Robertson was accorded Civic recognition by having his name entered in the Civic Merit Book as a result of winning a gold medal at the World Swimming Championships in Belgrade, Yugoslavia.

Mr. Robertson had earlier been presented with a gold Civic medallion and this day was presented with a copy of the inscription contained in the Civic Merit Book.

Following the above ceremony, the Council recessed and reconvened thereafter at an 'In Camera' meeting in the Mayor's Office. The Council reconvened in open session in the Council Chamber at approximately 4:45 p.m., Mayor Phillips in the Chair and the same members present, with the exception of Alderman Gibson.

Regular Council, December 11, 1973 8

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION

General Report (Dec. 7) cont'd...

Finance Matters (cont'd)

MOVED by Ald. Hardwick,

THAT the recommendations of the Board of Administration in clauses 7 to 9 of this report be approved.

- CARRIED UNANIMOUSLY

(8) Personnel Matters (Dec. 7)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Carry-over 1973 Vacation Entitlement:
A. R. Bethell
- Cl. 2: Consultative Study on Youth Services
for Crime Prevention Meeting

MOVED by Ald. Volrich,

THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

(9) Property Matters (Dec. 7)

The Council considered this report of the Board of Administration which contains eight clauses identified as follows:

- Cl. 1: Acquisition for Public Housing for Single People:
521 East Cordova Street
- Cl. 2: China Creek Park - addition and policy of sale of
Properties: Park Sites
- Cl. 3: Lots 1 to 4, S/W corner Hastings and Main Streets:
former City Museum
- Cl. 4: Britannia Community Services Centre sale for
removal of House on 1511 Parker Street
- Cl. 5: Acquisition for Public Housing for Single People:
368 East Cordova Street
- Cl. 6: Acquisition for Britannia Community Services
Centre Site: 1517 Parker Street
- Cl. 7: Acquisition for Public Housing for Single People
378 East Cordova Street
- Cl. 8: City of Vancouver Automobile Insurance

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in clauses 1 to 3 inclusive and 5 to 8 inclusive of the report be approved, and clause 4 received for information.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL REPORT
December 7, 1973

(4) Building and Planning Matters

Rezoning Application: N/S East Broadway
between Lillooet & Windermere Streets

MOVED by Ald. Hardwick,

THAT, pursuant to request received, permission be granted to hear a delegation on this matter.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Department Report, Dec. 7 (cont'd)

(9) Property Matters (Dec. 7)

The Council considered this department report which contains two clauses identified as follows:

- Cl. 1: Requests from Committees of Council for Inventories of City-owned properties
- Cl. 2: Request from Mt. Pleasant Information Centre for Children's Play Area

The Council took action as follows:

Clause 1

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Finance and the Supervisor of Property and Insurance contained in this report be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Hardwick,
THAT, pursuant to request received, permission be granted for the hearing of a delegation on this matter.

- CARRIED UNANIMOUSLY

C. Development Permits: Procedural, By-law and Administrative Changes

The Board of Administration submitted the following report under date of December 7, 1973:

"In accordance with Council Resolution of October 2, 1973, your Board submit the attached report which sets out in detail recommendations for Procedural and Bylaw Changes, Departmental Re-organization and clarification of Administrative Authority concerning applications, processing and issuance of Development Permits.

Briefly stated the recommendations are:

- 1. To transfer the "Zoning Branch", Permits & Licenses Department to the Zoning Division, Planning Department, and renamed "Development Permits Group".
- 2. The Division Head of the Zoning Division, Planning Department, to be the Zoning Planner. The Division to be organized into three Groups, namely:
 - (i) Development Permits Group
 - (ii) Zoning Administration Group
 - (iii) Subdivision Control Group

The role of the Division Head will be to co-ordinate the work of the three Groups, deal personally only with complex development matters which may be submitted to City Council or the City Planning Commission, advise the Director on Policy matters and maintain quality control of work standards in the Division.

- 3. The three (3) Group Leaders to have clearly delegated authority to deal with the major elements of the work program assigned to their respective Groups and in particular, the Group Leader, Development Permits Group, to be delegated responsibility for:

cont'd....

Regular Council, December 11, 1973 10

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Development Permits: Procedural,
By-law and Administrative Changes (cont'd)

- ensuring completion of 'outright' use items which are referred to the Division, and authorizing permit issue.
 - ensuring completion of "Director of Planning - discretionary items" and authorizing permit issue.
 - ensuring completion of all 'conditional' use items which are referred to the Division, including preparation of recommendations for submission to the Development Permit Committee. It is intended that this will require minimum consultation with the Zoning Planner.
 - ensuring that the applicant is advised of any items requiring completion before a permit will be issued.
 - ensuring completion (i.e. issuance or refusal) of all development permits, except as noted above.
 - ensuring all applications are processed without delay, for which purpose each application will be assigned to a specific Plan Checking Assistant and a record of assignments will be kept and checked at regular intervals by the Supervisor.
4. The Development Permits Group to remain on the 2nd Floor, East Wing. The Division Head and other Divisional personnel to be located on the 3rd Floor, East Wing.
 5. The following additional positions be established:
 - 1 - P.C.A. for Sub-division Control and Strata Title work.
 - 1 - P.C.A. for Zoning Administration work and to undertake duties for the Board of Variance.
 - 1 - Clerk (Steno) II for secretarial duties for Zoning and Sub-division Group Leaders and Board of Variance and reception duty for 3rd Floor Zoning Division personnel.
- Classification of the positions to be recommended by the Director of Personnel Services to the Board of Administration for approval.
6. The Director of Permits & Licenses to be responsible for all enforcement of Zoning & Development Bylaw matters.
 7. The Director of Permits & Licenses to continue to provide Plan Checking Assistants I and all clerical and secretarial assistance required by the Development Permits Group, including preparation of Development Permit Committee Minutes.
 8. All applications to be received by the Director of Permits & Licenses. All permits to be issued by the Director of Permits & Licenses or the Director of Planning, as applicable.
 9. Corporation Counsel to prepare amendments to the Zoning & Development Bylaw as outlined at Item 3 of the attached report.

cont'd....

Regular Council, December 11, 1973 11

Development Permits: Procedural,
By-law and Administrative Changes (cont'd)

10. The 2nd Floor, East Wing, permit application area and 3rd Floor (Zoning Division) allocated space, be remodelled as recommended by the Assistant Director, Building Construction & Maintenance Division, at an approximate cost of \$54,600.00.

11. ESTIMATED COSTS & PROVISION OF FUNDS

(a) Additional Positions - Annual Cost (1973 Rates)

2 - Plan Checking Assistants	\$19,750
1 - Clerk (Steno)	6,000
	<u>\$25,750</u>
	3,220
	<u>\$28,970</u>

(b) Renovation of 2nd and 3rd Floor Areas

\$ 54,600

(c) Equipment Requirement

2 - Drafting Desks @ \$565) for	\$ 1,130
2 - Chairs @ \$67) PCAs	134
1 - Steno Desk	250
1 - Steno Chair	50
1 - Electric Typewriter	500
	<u>\$ 2,064</u>
+ 5% SS Tax -	106
	<u>\$ 2,170</u>

(d) Revision of Zoning Division Filing System

<u>Equipment</u>	
Open shelf filing equipment	\$ 1,225
4M File Folders	600
Miscellaneous	125
	<u>\$ 1,950</u>

Salary Cost

1 - Clerk Typist I	
P.G.5, \$436 p.m. - 3 months	\$ 1,308
Fringe benefits	132
<u>Total:</u>	<u>\$ 3,390</u>

The Comptroller of Accounts recommends that the required funds be included in the 1974 Departmental Budgets and that expenditure of necessary funds prior to adoption of the 1974 budget be authorized.

NOTE:

This report has been discussed with the Business Manager of the Vancouver Municipal & Regional Employees' Union. He concurs herein.

COMMENTS:

Your Board has made an extensive review of the causes of the delays and general dissatisfaction concerning processing of applications and issuance of Development and Building Permits.

A number of plans of reorganization have been examined. Because of the number of compromises that have been necessary, the present proposal must be carefully evaluated over the first few months of operation. If the desired degree of improvement in service being provided is not being obtained, then an alternate plan would have to be substituted. Such a substitution would not result in additional staff but could result in additional space requirements.

cont'd....

Regular Council, December 11, 1973 12

Development Permits: Procedural,
By-law and Administrative Changes (cont'd)

RECOMMENDATION:

Your Board RECOMMENDS adoption of the recommendations and procedures outlined in the attached report and further, recommends that a review of the implementation of the report be made in November 1974 and results reported to City Council at that time. "

(the attachment referred to is on
file in the City Clerk's Office)

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur, in amendment,

THAT recommendation (7) be changed to read as follows:

"Plan Checking Assistants I and all clerical and secretarial assistance required by the Development Permits group to be the responsibility of the Director of Planning but will assist the Department of Permits and Licenses when time permits".

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey Rankin, Volrich and the Mayor voted against the motion)

The motion of Alderman Hardwick was put and CARRIED UNANIMOUSLY.

D. Sands Hotel Development:
Permit Applications

The Corporation Counsel and the Director of Planning submitted the following report:

"On September 11, 1973, Council passed the following resolution:

'THAT consideration of the development permit application be deferred and the Corporation Counsel and Director of Planning and Civic Development report on what options are available to Council in this matter.'

This development permit application has a history which goes back to May 26, 1971, the date the application was made pursuant to the then existing C-3 Commercial District Schedule.

From that date until September, 1972, the application received consideration at various levels, and during this period the scheme received some changes and modifications, all with a view to endeavouring to gain some improvement. In April, 1972, the scheme had received design approval from both the Design Panel and the Technical Planning Board and, in addition, the Board of Variance had granted approval to a variation of the light angles. All of the above actions took place subsequent to the actual approval of the application (which was subject to certain conditions) that had been granted by the Technical Planning Board in October, 1971.

A significant date in these proceedings is September 6th, 1972. On this date Council passed the following resolution:

'The action of the Technical Planning Board in approving this Development Application subject to certain conditions be confirmed.'

On January 30th of this year Council rezoned the site in question when it changed the zoning of the West End.

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

Sands Hotel Development:
Permit Applications (cont'd)

Between the date of September 6th, 1972 and today, the applicant has continued to rely on the previous approvals and in fact is seeking approval of revised drawings. These drawings indicate a development which is still within the uses covered by the previous approval. However, two elements of the proposal, namely the beer parlour and the specialty restaurant, have been deleted.

Options

The 'options' available to Council must be determined in the context of this historical background and of particular significance is the resolution confirming the action of the Technical Planning Board. In the net result, there are really no options available in our view.

The applicant in this case has acted within the provisions of the by-law as it existed and has had his application approved. Only final details remain to be finalized within the conditions laid down. In view of this, we are of the opinion that the only real 'option' open to Council is a direction to the Technical Planning Board and the Director of Planning that in view of present conditions and present by-law, this application be dealt with in accordance with existing approvals.

We would also point out that there is no by-law provision that deals with the 'life' of an application, but it must, we think, be inferred that any application not finalized within a 'reasonable time' must, at some point, be considered as abandoned or otherwise brought to some conclusion. At this point in time Council and the Technical Planning Board, in our view, should advise the applicant in this regard and indicate a finalization date. In this respect we suggest the date of March 29th, 1974. This date should be the final date for the issuance of any development permit and the applicant should be advised that it will be necessary for the owner to submit all necessary material to comply with any approvals granted, in sufficient time to enable such date to be met."

The Council also noted a letter from the West End Planning Centre dated September 17, 1973 which had been requested by the Council, clarifying how the proposed Sands Hotel addition contravenes the West End Policy Guidelines.

MOVED by Ald. Volrich,

THAT this whole matter be deferred and a Committee be appointed comprising the Mayor and two members of Council to meet with the developers to discuss the project in an endeavour to arrive at a more acceptable development addition for this site.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Hardwick,

THAT the letter from the West End Planning Centre dated September 17, 1973, be received.

- CARRIED UNANIMOUSLY

At this point Deputy Mayor, Alderman Rankin, took the Chair to relieve the Mayor to attend to other Civic business.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committee on Social Services, November 29, 1973

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Coordination of Services in the Downtown Eastside
- Cl. 2: Future Use of the Continental Hotel (Bridge 'Y')
- Cl. 3: Proposal for a Housing Relocation and Referral Service
- Cl. 4: Emergency Shelter for Native Young People in the Skid Road Area

MOVED by Ald. Marzari,

THAT this report of the Standing Committee on Social Services, dated November 29, 1973, be received for information.

- CARRIED UNANIMOUSLY

F. Report of the Standing Committee on Finance and Administration dated November 29, 1973

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Department Head Miscellaneous Disbursements Authority
- Cl. 2: Interim Operating Funds for Britannia Community Services Centre
- Cl. 3: Outstanding Budget Items
- Cl. 4: City Production of Ready-Mix Concrete
- Cl. 5: Preliminary Estimate of 1974 Operating Budget

The Council took action as follows:

Cl. 1: Department Head Miscellaneous Disbursements Authority

After considering this clause of the report and proposing certain amendments therein, it was,

MOVED by Ald. Bowers,

THAT City officials travelling to Victoria on City business no longer require memo approval from the Mayor and Commissioner Ryan, but that such approval be the responsibility of the Department Head for himself and his senior officials;

THAT the following Department Heads be allowed a \$500 expense allowance per year per Department for miscellaneous small expenditures, with \$100 each being allowed for the balance of 1973, to be provided from Contingency Reserve:

Director of Planning	Director of Permits and
Director of Social Planning	Licenses
Director of Finance	Personnel Director
Medical Health Officer	Chief Probation Officer
City Engineer	Provincial Court Administrator
Corporation Counsel	Director of Welfare and
City Clerk	Rehabilitation
	Fire Chief

THAT the Director of Finance and Board of Administration establish the procedures and re-imbursement routine for both of the above;

THAT the Board review the expenditures incurred under the above plan every six months and report to Council thereon if the Board considers it necessary, and

FURTHER THAT the Police Commission, Park Board and Library Board be advised of this action being taken.

- CARRIED UNANIMOUSLY

Regular Council, December 11, 1973 15

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Finance
and Administration dated November 29 (cont'd)

Clause 2: Interim Operating Funds for Britannia
Community Services Centre

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this
clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Clauses 3 to 5

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in
Clauses 3 and 4 of the report be approved, and Clause 5 be
received for information.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on
Waterfront and Environment
dated November 29, 1973

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: North Arm Fraser River Public Access
- Cl. 2: Building By-law - Provision for the Handicapped
- Cl. 3: Waterfront Planning Study - Progress Report

The Council took action as follows:

Clause 1: North Arm Fraser River Public Access

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee be approved after
inserting the words "in this area" after the word "property"
in recommendation (e).

- CARRIED UNANIMOUSLY

Clause 2: Building By-law - Provision for the Handicapped

MOVED by Ald. Pendakur,
THAT this clause be referred back to the Standing Committee
on Waterfront and Environment for clarification.

- CARRIED UNANIMOUSLY

Clause 3: Waterfront Planning Study - Progress Report

MOVED by Ald. Pendakur,
THAT the information contained in this clause under items
(a), (b) and (c) be received;

FURTHER THAT with respect to item (d) on the subject of
Fisherman's Wharf, the following be approved;

- (a) the competition be withdrawn and the City Clerk take
necessary action,
- (b) that the Project Manager, in conjunction with the
Steering Committee on the Waterfront Planning Study
and the National Harbours Board endeavour to work
out a joint proposal for report back to Council;
- (c) that the Mayor be authorized to negotiate at the
senior level with the National Harbours Board and
the Minister of Urban Affairs in respect of this
joint proposal.

- CARRIED UNANIMOUSLY

Regular Council, December 11, 1973 16

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Report of the Standing Committee
on Community Development dated
November 29, 1973

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Liquor Permit Application
Sandman Motels, 180 W. Georgia St.
- Cl. 2: Chinatown: Chinese Cultural Centre
- Cl. 3: Illegal Suites
- Cl. 4: Champlain Heights - Development Plan
Areas E and F

MOVED by Ald. Volrich,

THAT the recommendation of the Committee contained in Clause 1 of the report be approved and the information submitted by the Committee in Clauses 2, 3 and 4 be received.

- CARRIED UNANIMOUSLY

I. Report of Permits and Licenses
Department, dated November 30, 1973

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of November 30, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Rose Negryeh (tenant), 2586 Kitchener Street
James Arthur Calder (tenant), 551 East 58th Avenue
John E. Dinsley (tenant), 165 S. W. Marine Drive
Mrs. Norine Colvin (tenant), 2932 Fraser Street
Elizabeth Pauls (tenant), 555 East 51st Avenue
Iris Beatty (tenant), 2125 East 38th Avenue
Jaimes Rance (tenant), 3352 Ontario Street
Jack Burrell (tenant), #7 - 2910 Carolina Street
Mrs. Mary Freda Westrand (tenant), 2660 East 47th Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Donald Bedwell (tenant), 926 West 14th Avenue
Carol Clark (tenant), 3149 East 62nd Avenue
Ken Meadows (tenant), 2048 West 48th Avenue
Mike Seifert (tenant), 2048 West 48th Avenue
David James Adamson (tenant), 1743 Bayswater Street
David Crowe (tenant), 1743 Bayswater Street
Gary W. Roach (tenant), 1743 Bayswater Street

- (c) the following applications be approved for six months from the date of this Resolution:

Charanjit Singh Randhawa (tenant), 214 East 63rd Avenue
David J. E. Labrosse (tenant), 184 West 12th Avenue
Mrs. Masako Joy Marr (tenant), 942 East 37th Avenue

cont'd....

Regular Council, December 11, 1973 17

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

(d) the following applications be not approved:

Piara Singh Kalsi (owner), 7958 Osler Street
Luis Baptsta Pereira (owner), 3409 Bast 25th Avenue

(e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Bowers,

THAT the foregoing report be approved with the exception of the application by Luis Baptsta Pereira of 3409 East 25th Avenue, such application be granted for six months from the date of this resolution and that Mr. Pereira be informed that any further application should be submitted as a hardship case by the tenants.

- CARRIED UNANIMOUSLY

J. Report of the Standing Committee
on Civic Development, December 6, 1973

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Langara
- Cl. 2: Historic Area Advisory Board

MOVED by Ald. Hardwick,

THAT this report be received for information.

- CARRIED UNANIMOUSLY

K. Orpheum Theatre

Mayor Phillips, on behalf of the Orpheum Theatre Committee submitted the following report dated December 10, 1973:

"

Background

The owners of the Orpheum Theatre, Famous Players Ltd., decided some months ago to turn it into a multi-theatre complex by gutting the interior and creating six small theatres. They would certainly be entitled to do this under existing bylaws as this would merely be an interior renovation.

The Orpheum Theatre, however, is a very special building for which Vancouverites have great sentimental attachment. In Vancouver terms, it is also one of our most historic buildings. Finally, it is a very fine, functional theatre for live performances.

On all these grounds, the Orpheum Theatre should be saved.

Need

Sentiment aside, do we need this building? The answer is - we will very soon. The Queen Elizabeth Theatre is now turning away events during the busy time of the year. It hosts a wide variety of live performances - not just classical performances such as the Symphony and Opera. There is a growing need for a second civic theatre to accommodate the demand for increasing variety of entertainment in the City.

The Orpheum Theatre could fill this need.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Orpheum Theatre (cont'd)

Characteristics of the Orpheum Theatre

The Orpheum Theatre has a seating capacity slightly larger than that of the Queen Elizabeth Theatre (about 2,900 people).

It is generally agreed that the Orpheum's acoustics are significantly better than those of the Queen Elizabeth Theatre. There is no question that the theatrical feeling in the Orpheum is outstanding. An event in the Orpheum Theatre is really an event.

Option from Famous Players

Famous Players are willing to give the City a free option to buy the Orpheum Theatre until February 15, 1974 on the following terms:

Total cost	\$ 3.9 million	
Payable July, 1974	\$ 1.0 million	
" July, 1975	\$ 1.5 million	
" Jan., 1976	\$ 1.4 million	all with no interest

The City would take over in July, 1975. Until then, the Orpheum will continue as a movie theatre.

The Community Arts Council has estimated that a complete renovation job would cost approximately \$2 million. This would involve considerable extra construction of dressing rooms, etc. as well as complete updating of the plant. This figure is considered to be on the high side. In any case, that produces a total price of \$ 5.9 million payable over three calendar years.

The Property & Insurance Department estimate the land value of the Orpheum Theatre at approximately \$ 2,200,000.00. This means that the building, fully renovated, would cost approximately \$ 3.7 million. By way of comparison, the Queen Elizabeth Theatre (excluding the Playhouse) cost \$ 5 million to build in 1958 and would cost approximately \$ 15 million today.

If we were to purchase the Orpheum Theatre, Famous Players would build another six-theatre complex seating approximately 3,000 people in another location on Granville Street. They have options to purchase the necessary property.

Saving the Orpheum Theatre would preserve a very fine historic building and add an important new cultural building to the City. There is no question that it would be a financial bargain. However, your Committee felt that the full cost should not be borne by city taxpayers.

I have discussed this matter with Premier Barrett and he feels that the Provincial Government may be able to help under the Community Recreation Funds. He has asked for a letter outlining details. The subject has also been discussed with Prime Minister Trudeau and Urban Affairs Minister Basford. There appears to be a receptive attitude at the Federal level as well. However, no commitments have been received by either level of government.

The Community Arts Council and others have indicated that they would be prepared to seek contributions from the public at large. This is an avenue well worth pursuing.

Recommendation

Your Committee recommends that the City accept the free option offered by Famous Players up to February 15, 1974 and make use of that time to canvas the Federal and Provincial Governments and the public at large to ascertain what financial support might be available to the City. The Committee should then report back to Council in February for a decision on whether or not to exercise the option. "

Regular Council, December 11, 1973 19

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Orpheum Theatre (cont'd)

MOVED by Ald. Bowers,
 THAT the foregoing recommendation of the Special Committee
be approved.
- CARRIED

MOVED by Ald. Linnell, in amendment,
 THAT the following words be inserted in the recommendation
after the figures '1974':

"on the understanding that there is no financial
commitment by the City at this time".
- LOST

(Aldermen Bowers, Linnell, Marzari, Massey and
Volrich voted against the motion)

The motion of Alderman Bowers was put and CARRIED.

(Aldermen Linnell, Pendakur and Rankin voted against
the motion)

L. Report of Standing Committee of
Council on Housing, dated
November 20, 1973.

The Standing Committee on Housing submitted the following
report under date of November 20, 1973:

G.V.R.D. Land Acquisition Programme

" At the request of Mr. Casson, Director of Housing, G.V.R.D.,
your Committee met with him 'In Camera'. Mr. Casson raised the
matter of the land acquisition programme in Fairview Slopes. The
G.V.R.D. acts as an agent of the Provincial Government in the pur-
chase of these lands. The Province currently has an option on the
purchase of Alberta Lumber property at 790 West 6th Avenue, subject
to approval of the Minister of Municipal Affairs or the Minister of
Housing. However, there is a possibility that the Province may con-
sider this property too expensive and be unwilling to purchase it.
Mr. Casson put forward the suggestion that, should the Province
not purchase the Alberta Lumber property, the City consider pur-
chasing this site and then negotiating with the Province a land
swoop for sites in other parts of the City, e.g. the 1900-2000 block
Triumph or on South-west Marine Drive.

Alderman Hardwick advised that the False Creek Committee has
approached the Provincial Government to urge them to purchase the
Alberta Lumber property because of its strategic location in re-
lation to False Creek. It was noted that the option on this land
expires November 30, 1973.

There was also discussion with Mr. Casson on the possibility of
a swap of the Canadian Legion site at 7th Avenue and Maple Street
for a site on 70th Avenue and Marine Drive. "

RESOLVED

To receive the oral report of Mr. Casson, Director of Housing,
G.V.R.D.

MOVED by Ald. Harcourt,
 THAT the foregoing report be received.
- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO VARY THE AMOUNTS AUTHORIZED TO BE BORROWED FOR CERTAIN PROJECTS UNDER THE 1966-1970 FIVE YEAR PLAN AND TO ADD THE PURCHASE OF A PORTION OF LANGARA GOLF COURSE TO THE AUTHORIZED PROJECTS

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

The By-law was deemed read accordingly.

2. BY-LAW TO VARY THE AMOUNTS AUTHORIZED TO BE BORROWED FOR CERTAIN PROJECTS UNDER THE 1971-1975 FIVE YEAR PLAN AND TO ADD THE PURCHASE OF A PORTION OF LANGARA GOLF COURSE TO THE AUTHORIZED PROJECTS

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

The By-law was deemed read accordingly.

Regular Council, December 11, 1973 21

BY-LAWS (cont'd)

3. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$4,443,829 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

4. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Building Lines)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

5. BY-LAW TO AMEND BY-LAW No. 4580 BEING A ZONING BY-LAW (3150 Rosemont Drive)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

Regular Council, December 11, 1973 22

BY-LAWS (cont'd)

6. BY-LAW TO AMEND BY-LAW No. 4515
BEING A ZONING BY-LAW (6600 block Arlington Street)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes
(4832 Knight Street)

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the West 7 feet of Lot 5, Block 7, District Lot 705, Plan 2571,

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Closing and Stopping up Portion of Road
(71st Avenue, East of Laurel Street)

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A portion of 71st Avenue, East of Laurel Street is surplus to the City's highway requirements;

3. The City owns Lots 1 and 2, Block "X", Subdivision of Lots 7 to 10, Block "C", District Lot 319, 324 and part of 323, Plan 1870, on the south side of the surplus portion of 71st Avenue;

4. The owner of Lots 4, said Block "X" on the north side of the said surplus portion is desirous of creating and acquiring a buildable site composed of the surplus portion of street, together with the portion of city owned lands not acquired for the widening of Marine Drive;

cont'd....

MOTIONS (cont'd)

Closing and Stopping up Portion of Road
71st Avenue, East of Laurel Street (cont'd)

- 5. The owner of said Lot 4 has arranged to purchase the proposed new site under an agreement for sale;
- 6. The owner of said Lot 4 has executed a Quit Claim in respect to his interest in the closed portion of 71st Avenue, to enable the City to create and take title to the new site;

THEREFORE BE IT RESOLVED THAT all that portion of road (71st Avenue) lying between the production southerly of the westerly and easterly limits of Lot 4, except the east two (2) feet now lane, of Lot "X", Blocks 7 to 10 of subdivision "C", District Lots 319, 323 and 324, Plan 1870; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 18, 1973, and marginally numbered LF 6731, a print of which is hereunto annexed; be closed, stopped up and title taken thereto, and


BE IT FURTHER RESOLVED THAT the said closed road be subdivided with adjacent Lots 1 and 2, said Lot "X".

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 6:30 p.m.

The foregoing are Minutes of the Regular Council meeting of December 11, 1973, adopted by Council on December 18, 1973.


DEPUTY MAYOR


CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

A-1

RECOMMENDATIONS:

1. Water Main Installations -
1973 Capital Budget

The City Engineer reports as follows:

"The following water mains should be replaced prior to scheduled 1974 paving:

WATER MAIN PROJECT 320

<u>Street</u>	<u>From</u>	<u>To</u>
McLean Drive	Powell Street	Hastings Street
Odium Drive	Venables Street	Napier Street
Woodland Drive	Powell Street	Hastings Street
Yew Street	10th Avenue	11th Avenue

WATER MAIN PROJECT 321

<u>Street</u>	<u>From</u>	<u>To</u>
Fleming Street	41st Avenue	43rd Avenue
Galt Street	Nanaimo Street	Clarendon Street
47th Avenue	Wales Street	Elliott Street
Wales Street	46th Avenue	47th Avenue

The above installations are to replace leaking steel mains. Cost estimates for Projects 320 and 321 are \$33,000 and \$31,000 respectively.

I RECOMMEND that water mains be installed on the above mentioned streets and that \$33,000 for Project 320 and \$31,000 for Project 321 be appropriated from the 1973 Water Works Capital Account No. 128/7903, 'Prior to Paving - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Exchange of Lane Abutting Lots 1 - 3, Block 58,
for New Outlet, being the South 20' of Lot 37,
Plus Corner Cut-off, all in District Lot 541;
Situated in Block Bounded by Cambie, Georgia,
Beatty and Robson Streets

The City Engineer and the Supervisor of Property and Insurance report as follows:

"The Director of Planning and Civic Development, on October 10, 1973, approved the issuance of a development permit to Sandman Hotels for the construction of a hotel, restaurant, and retail complex on a site measuring

$\frac{75}{80}$ x 260', on the North end of Block 58, D.L. 541.

One of the conditions of issuance was that satisfactory arrangements were made through City Council on report from the City Engineer for acquisition of the existing City lane and provision of a new East/West lane and consolidation of the site to the satisfaction of the Director of Planning.

Clause 2 Continued

It is,

RECOMMENDED that the following be approved:-

- (1) All that portion of lane shown outlined red on plan marginally numbered LF 6751, (comprising an area of 1,499 sq. ft.), be closed, **stopped up** and conveyed to the Company and subdivided with Lots 1 - 3, A, B, C, D, E, and F of Lots 39 and 40, Lots 37 and 38.
- (2) Sandman Inn to dedicate to the City by a subdivision plan the South 20' of Lot 37 (plus corner cut-off), comprising 2,452.45 square feet.
- (3) The exchange price to be \$1.00.
- (4) Legal costs and all costs to affect the closing of the lane and the construction of the new lane to be to the Company's account.
- (5) The Company to pay for the removal or re-routing of all utilities in the lane or provide an easement for them by an agreement satisfactory to the Corporation Counsel and City Engineer.
- (6) Lane ingress and egress to the remainder of the block must be provided during the construction period to the satisfaction of the City Engineer.
- (7) Sandman to lease the sub-surface of the new lane and 500 square feet of the existing lane abutting Lot 4, the same as shown outlined red on plan marginally numbered LF 6810, by an agreement satisfactory to the Corporation Counsel and City Engineer for underground parking, as follows:-
 - (a) Sandman to provide for utilities to pass through the closed lane area and the lease area in a manner satisfactory to the City Engineer.
 - (b) USE:
Three and four split-levels of underground parking.
 - (c) TERM:
Ninety-nine years from January 1, 1975 or the date construction is completed, whichever is the sooner.

Lease to expire on December 31, 2074 or the date the proposed buildings are demolished, whichever is the sooner.
 - (d) RENTAL:
\$150.00 per month for the first five years.
 - (e) RENTAL REVIEW
Every five years until December 31, 2004.
The basis of the review to be 24% of the net rental value per month on 28.55 car spaces.

On the first of January, 2005, and every five years thereafter, the rental to be reviewed and calculated on the basis of the net rental value per month of 28.55 car spaces.

The net rental value to be established by deducting 25% from the gross market rental value of 28.55 car spaces. In no case, however, is the rent to be less than \$150.00 per month.
 - (f) PARKING SPACES:
The development permit will require that a minimum of 228 parking spaces be provided. The utilization of the sub-surface of City lanes will contribute 28.55 spaces. However, if the total number of spaces exceeds 228, then the rental is to be adjusted proportionately upwards.

cont'd

Clause 2 Continued

(g) OUTGOINGS:

All outgoings to be the responsibility of the lessee.

(h) INSURANCE:

Lessee to carry public liability insurance in an amount satisfactory to Corporation Counsel, and to hold City harmless against all claims.

(i) LAST DAY OF OCCUPANCY:

City to have right to require lessee to restore lane to original condition within 180 days of last day of occupancy.

(j) TAXES:

Lessee to enter into such agreements as may be necessary to enable the City to charge taxes on the portion of the parking garage situated beneath the lane (Improvements only -- no land taxes since this is included in the rental).

(k) CONVEYANCE AND AGREEMENT

Conveyance and agreement lease to be satisfactory to Corporation Counsel.

The Supervisor of Property and Insurance is of the opinion that the rental structure is realistic and reflects market value.

The Director of Planning and Civic Development is prepared to approve the attached plan, FB 130 PP 43-44, prepared by Ken K. Wong, showing the consolidation of the closed lane with adjoining lands."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer and the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 550

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Old Museum Building
Alterations and additions

The Director of Permits & Licenses reports as follows:

"On June 5, 1973 City Council adopted a recommendation of the Standing Committee of Council on Finance & Administration to proceed in principal with renovations and additions to the Old Museum Building.

Working drawings for the renovations are nearing completion with a view to calling tenders in a few weeks time. These tenders will include repairs to roofs, gutters down spouts etc. but site investigations have revealed that some of these parts are apparently in a potentially dangerous condition which require close examination. It is possible that heavy snowfall in the next few weeks, before a General Contract can be awarded, could cause some parts to fall with danger to persons below, or damage to the building by water entry.

Steps should be taken to examine the structure from the exterior to confirm its condition which will require the expenditure of some funds prior to construction commencing.

The Comptroller of Accounts reports that a sum of \$697.300.00 was provided in previous supplementary capital programs to carry out renovations, subject to report of tenders to Council. If the report recommendations are approved, the sum of \$1,000.00 would be allocated to carry out the immediate work.

The Director of Permits & Licenses RECOMMENDS that:

the Assistant Director, Construction & Maintenance, be authorized to carry out temporary repairs or removal of any dangerous parts of the building to a maximum value of \$1,000.00 prior to the award of a General Renovation Contract"

Your Board RECOMMENDS that the report of the Director of Permits & Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 550

FIRE AND TRAFFIC MATTERS

A-6

RECOMMENDATION

1. Fire Safety in High-Rise Buildings

When the 1970 edition of the National Building Code was published the Associate Committee was in the middle of a study on fire safety in high buildings. They included certain requirements in the 1970 Code, such as control of elevators by a keyed switch, venting of the building, provision of a central alarm and control facilities, etc. The Committee, however, made known that further provisions were required including measures to control movement of smoke through vertical shafts which, because of the "stack effect", is a greater hazard in high buildings than in low ones. They have now issued complete regulations as part of Revision Change Series #3.

It is understood that, unless there are strong reasons to the contrary, Council would want to amend the Building By-law to include such revisions.

As an aid to designers the Associate Committee has published a supplementary document entitled "Measures for Fire Safety in High Buildings". Fourteen measures are set forth to lessen the danger from smoke movement. Examples of these measures are provision of open-air corridor access to stairs, pressurizing stair and elevator shafts, vertical divisions of buildings, etc. One of the measures allowed in certain instances is full sprinklering of the building.

The City Building Inspector is recommending that the revised sub-section 3.2.6 be adopted as an amendment to the Building By-law. The Fire Chief agrees except for one point. He feels that all high office buildings should be fully sprinklered irrespective of the employment of other measures for fire safety. A report prepared by the Fire Chief and one prepared by the Building Inspector setting forth, respectively, their views on the matter are in the hands of the City Clerk.

It should be noted that the Associate Committee have recently set up a task group to conduct an overall appraisal of the role of sprinklers in providing for fire safety in buildings, including consideration of so called "trade-offs".

It is felt that the matter of sprinklering in office buildings could be reviewed by a committee of local people with expertise in the building field. It is suggested that the committee be composed of:

- A representative of the Architectural Institute of B.C.
- A representative of the Association of Professional Engineers.
- A representative of the Canadian Underwriters Association.
- A representative of the Portland Cement Association.
- The Fire Chief.
- The City Building Inspector.

It is suggested further that the chairman be the City Building Inspector.

Your Board RECOMMENDS that this report be received and a Committee be formed with representation as outlined above to study and report to Council on the matter of the mandatory requirement of sprinklering of all high office buildings; and further that the revised sub-section 3.2.6 of the National Building Code, 1970, be adopted as part of the City of Vancouver Building By-law.

A-8

Board of Administration, December 7, 1973 . . . (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Carry-over 1973 Vacation Entitlement -
A. R. Bethell

The Administrative Analyst, A.R. Bethell, has an unused entitlement of nine (9) vacation days in 1973.

By Personnel Regulation he may automatically carry-over only five (5) vacation days to 1974.

Due to the number of assignments he will be unable to take any further vacation days in 1973.

Your Board therefore RECOMMENDS Council grant approval to carry over nine (9) vacation days to 1974.

2. Consultative Study on Youth Services
for Crime Prevention Meeting

The Chief Probation Officer reports as follows:

"A representative of the Solicitor-General's Department contacted Mr. A. L. Cobbin, Assistant Chief Probation Officer, requesting his attendance at a "Consultative Study on Youth Services for Crime Prevention" in Ottawa on October 29th, 30th, and 31st, 1973. This study was begun by the Solicitor-General's Department in July of this year and meetings were held across the country. Mr. Cobbin provided considerable material to this Study when meetings were held in the Vancouver area. A final meeting had been planned in Ottawa for the end of November, but was quickly re-scheduled because of the untimely death of the Project Director.

Because of the time element, it was not possible to request permission for Mr. Cobbin to attend. As he had some unused annual vacation time, he decided to take three days vacation on the dates noted above.

All expenses were borne by the Solicitor-General's Department.

Because of Mr. Cobbin's previous input and because the information obtained at this meeting has been already made available to the Probation Services Department staff, the Chief Probation Officer requests consideration to this three days vacation being changed to three days leave of absence with pay."

Your Board RECOMMENDS that the foregoing request of the Chief Probation Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 552

FINANCE MATTERS**A-7**RECOMMENDATIONS1. New Schedules of Fees
under the Coroners Act

The Director of Finance reports as follows:

"On October 30, 1973, an Order-in-Council was made by the Lieutenant-Governor prescribing new fees under the Coroners Act to become effective November 1, 1973.

Generally, the increases are in the areas of:-

- (a) costs that are incidental to an inquest or an inquiry (eg. morgue rates, use of autopsy room, etc.),
- (b) fees paid to the Coroner, and
- (c) fees paid to medical practitioners.

The new areas of cost that have been introduced, as a result of the revisions are:-

- (a) payments to jurors (in line with what has been provided by the Jury Act for jurors in criminal cases),
- (b) payments to witnesses (to be the same as allowed to witnesses for the Crown in criminal cases under the Supreme Court Rules, 1971), and
- (c) the introduction of general administration charges for inquiries and inquests.

The overall effects of these amendments for the remaining two months of 1973 and for 1974 are as follows:

		November-December		
		<u>1973</u>	<u>Total Year 1974</u>	
<u>Increased Charges City of Vancouver</u>				
a)	Jurors Fees	\$ 672		\$ 4,032
b)	Witness Fees	235		1,411
c)	Examinations per Lions Gate Hospital	960		5,760
Plus: Estimated increase in charges from outside municipalities		<u>2,800</u>	\$4,667	<u>17,000</u> \$28,203
<u>. Increased City Charges to Outside Municipalities</u>				
a)	Costs incidental to an inquest	457		2,742
b)	Coroners Fees	434		2,607
c)	Medical Practitioners Fees	<u>466</u>	<u>1,357</u>	<u>2,794</u> <u>8,143</u>
Net Increased Costs to City of Vancouver (I-II)			<u>\$3,310</u>	<u>\$20,060</u>

The Director of Finance recommends as follows:

- (a) That the net increased Coroner's cost in 1973 amounting to \$3,310 be provided from Contingency Reserve
- (b) That the summary of increased Coroner's Fees and Costs, which is estimated at \$20,060 for the full year 1974 resulting from revisions in the Coroners Act, be submitted to Council for Information."

Your Board RECOMMENDS the foregoing recommendations of the Director of Finance be approved.

Board of Administration, December 7, 1973 (FINANCE - 2)

2. Court of Revision:
Temporary Clerk III Position

The City Clerk reports as follows:

"For the past three years it has been necessary to employ temporary help to provide secretarial service to the Real Property Court of Revision which commences sittings on January 28, 1974, in City Hall.

The workload of the City Clerk's Office is such that it would be difficult to provide this service from our regular staff.

It is recommended, therefore, that authority be given to employ temporary help for approximately 20 working days to assist the Court of Revision, at an estimated cost of \$700. This is based on a Clerk III classification for the work, as classified by the Personnel Department in 1972.

It is also recommended that the necessary funds be approved in advance of this Department's 1974 Budget."

Your Board RECOMMENDS the foregoing recommendation of the City Clerk be approved.

3. Allocation of Funds from Traffic Control
Reserve for Automatic Counter Replacement

The City Engineer reports as follows:

"The Traffic Division has fifteen mechanical-electrical traffic counting machines, which are used each year to record traffic volumes throughout the City.

Because of age, the seven older units (three purchased in 1958 and four purchased in 1963) have reached the point where maintenance requirements indicate replacement is necessary. Another unit was recently damaged beyond repair while on the street.

We have received tenders for the eight replacement units required. The low bidder, whose units we have determined will meet our requirements, is Ametron, Western Hemisphere. Their bid is \$5,246.12 which excludes 5% Provincial Sales Tax.

The City Engineer RECOMMENDS that \$5,550.00 be appropriated from the Traffic Control Reserve Fund for this purpose."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

4. Purchase of Portion of Langara
Golf Course from CPR

Your Board has received the following report from the Director of Finance regarding the financing of the purchase of the portion of the Langara Golf Course.

"The purchase price for the 66.1 acres is \$4,500,000, of which \$450,000 has been advanced as a deposit and the balance of \$4,050,000 is payable on January 2nd, 1974. This financing is being arranged through the Debt Charges Equalization Fund on a temporary basis, pending sale or lease of a portion of the property in order to reimburse the Debt Charges Equalization Fund. The borrowing authority used for this purchase rests in the 1966 - 70 and 1971 - 75 Five Year programs in a category of borrowing authority labelled "Subject to Varying", which was created through the replacement of anticipated borrowing by providing funds from the Revenue Budget. The total amount available in the Subject to Varying is \$4,443,829, consisting of:

cont'd.....

Clause #4 continued

1966-70 Five Year Plan

Sewers	\$1,296,265
Street Lighting	100,000
Land Purchase Fund	250,000
Georgia Viaduct	941,564

1971-75 Five Year Plan

Streets	<u>1,856,000</u>
Total	<u>4,443,829</u>

The balance of the funds required will be provided from the 1973 Supplementary Capital Budget and amounts to \$56,171. Further funds will be required for the purchase of the C.P.R.'s share of the equipment related to the Golf Course but this is outside of the actual purchase agreement and relates to the City - C.P.R. Golf Course operating agreement. These funds will also be provided from the 1974 Supplementary Capital Budget but the amount is unknown at this time.

To arrange the financing requires the following actions on the part of Council and I would therefore recommend that Council:

- (a) Approve the varying bylaw presented later this day changing the purpose of the borrowing authority listed above from that authority to a purpose labelled "Purchase of a portion of Langara Golf Course".
- (b) Approve the debenture bylaw presented later this day, which contains a callable feature, for a total amount of \$4,443,829.
- (c) Allocate and appropriate the proceeds of this debenture for the purchase of Langara Golf Course portion, as a part of the 1973 Capital Budget.
- (d) Appropriate \$56,171 from the 1973 Supplementary Capital Budget Funds, for the same purpose.
- (e) Approve the sale of the debenture created by the authority of the debenture bylaw, to the Debt Charges Equalization Fund at par.
- (f) Authorize the Director of Finance to exercise the callable provision of the debenture as soon as the funds are available from the sale or lease of the property, in order that the Debt Charges Equalization Fund can be reimbursed. Whereas ordinarily the profit on sale of property is brought into the Special Property Sales Reserve, in this particular case both the recovery of the cost on the sold or leased portion plus the profit related thereto will be used to retire the debenture originally issued to the DCE to purchase the property.

Your Board recommends Council approval of the recommendations of the Director of Finance.

INFORMATION

5. Visit of Director of Finance to Institutional Buyers of City of Vancouver Bonds

The Director of Finance reports as follows:

" On October 2nd, 1973 Council approved my trip to Toronto, Montreal and New York for the purpose of discussions with numerous of the institutional buyers of our bonds. My timing for this trip depends to a large extent on the timing of the Municipal Finance Authority's activities in the Canadian bond market, and it had been my intention to take the trip in late November. However, the M.F.A. has not yet decided on its market timing, and I am therefore delaying the trip to late January or early February. "

Your Board submits the above report of the Director of Finance for Council's INFORMATION.

Board of Administration, December 7, 1973 (FINANCE - 4)

RECOMMENDATION

6. Interdepartmental and Aldermanic Library

The establishment of an interdepartmental and Aldermanic Library as a branch of the Main Public Library, on the Third Floor of the City Hall, was referred to the Board for report back as to the feasibility of combining present departmental libraries with the proposed Civic Library.

I have discussed the feasibility with the Department Heads, but not with Members of Council. There was little enthusiasm expressed by the Departments, with one exception, and this Department employs a Librarian on a casual basis.

While the employment of a Librarian would no doubt improve the effectiveness of each Department's library, there would be no overall improvement in efficiency by just locating the individual libraries at one location. The Departments that do have libraries of any significance generally require those libraries to be located at hand in their own Departments. Some material, however, could be released by the larger Departments, but the usefulness of this material as a general Library has not been demonstrated. The City Librarian believes that the Departments would find that a professional Librarian would improve the usefulness of the individual libraries, or of course a central Library, if it were established.

All the expenses of establishing a central Library have not been identified. The City Librarian considers that stenographic help would have to be provided. An amount for additional books and publications, in addition to present departmental allowances, would have to be budgeted for, and no doubt this total budget would grow.

To determine the effectiveness and demand for the proposed Library, your Board suggest that a start be made in a small way in the space recently vacated on the Third Floor of the City Hall. Arrangements could be made to have a minimal Library administered by the City Clerk possibly through the Aldermanic Secretaries. The present space could be renovated and used jointly as a Library and an Aldermanic and departmental meeting room. The existing partitions could be removed, some furnishings provided on an open-area basis so that if the Library did, in fact, grow or some space was required for other civic use, limited additional expenditure would be required for further alterations.

A very approximate estimate has been prepared to provide this space; the estimate ranging from \$25,000 to \$35,000 depending on the type of furnishing, provision of air conditioning, etc. Not all these costs would be attributable to the Library - Meeting Room since many of the renovations are required in any case, regardless of the use to which the space is put.

The Director of Finance advises that this work has not been included in the allocation for the City Hall alterations and renovations to date and if approved would be provided from the unallocated 1973 Supplementary Capital Budget.

Your Board RECOMMEND that the vacant space at the east end of the Third Floor be finished on an open-area basis at an estimated cost of \$35,000 and provision be made for a Library - Meeting Room as outlined in this report; the funds to be provided from the 1973 Supplementary Capital Budget.

Board of Administration, December 7, 1973 (FINANCE - 5)

7. Matters Historic: Staffing

The Director of Planning reports as follows:

"I. BACKGROUND AND TERMS OF REFERENCE

In February of 1973, a Local Initiatives Project concerned with Historic Buildings was begun. The terms of reference were to develop means for the City of Vancouver to recognize, evaluate and manage its physical heritage. An Architect and an Historian were employed to carry out this study.

In May, City Council authorized extension of the positions until December 31, 1973, with the terms of reference enlarged to include any matter of historic interest to the City and with the matter of possible further extension to be reported on in September, 1973.

II. HERITAGE CONSERVATION

Under the initial terms of reference:

- a. Criteria were developed for designation under heritage legislation, and an identification and evaluation process were developed.
- b. A compilation and study of existing historic legislation in North America was begun and recommendations for a Charter Amendment and City Bylaws have been made to Corporation Counsel and the Standing Committee on Civic Development.
- c. A pilot study of one area of the city was completed.
- d. A study of items necessary for "Heritage Conservation" was undertaken and is presently being prepared for publication.

Under the enlarged terms of reference, any matters of historic interest were to be considered and consequently:

- a. Zoning and signing regulations were discussed for the Historic Area with the Historic Area Advisory Board and also with Corporation Counsel and the planner working on a new signing bylaw. A draft Historic Area zoning bylaw was drawn up and it began its circulation through normal channels.
- b. Possible historic merit of several buildings was researched when specifically requested. Buildings studied included several for the West End Team.
- c. The Historic Area Advisory Board General Report was prepared.
- d. Many items were researched for the HAAB and guidelines were developed for specific buildings in the historic area which were undergoing alterations of one type or another.

III. WORK WHICH REMAINS

Charter amendments should be received in the spring of 1974. Once these are received, new City Bylaws should be considered.

A survey of the City is required to determine which buildings might merit designation as heritage property. A full survey will take time and it would be at least two years before such a survey will be near completion.

cont'd....

Board of Administration, December 7, 1973 (FINANCE - 6)

Clause #7 continued:

An inventory of potential heritage properties must be compiled and maintained. To keep a current inventory, it must be constantly updated to register alterations, demolitions, and any other changes. This is a continuous process.

With legislation allowing the City to designate heritage items, work will be generated by citizens requesting that specific buildings and structures be designated. These buildings and structures will need to be researched, evaluated and carefully considered before any designation can be made.

The zoning bylaw and sign regulations for the Gastown/Chinatown Historic Area have not yet been passed and more work on them is required before they can be passed. Zoning and signing have been discussed and considered for the historic area since it was first declared in 1971. It is to be hoped that such bylaws can be passed by July, 1974.

There is a continuing need for research to be performed for any Board which is responsible for overseeing the development within the Gastown/Chinatown Historic Area.

When the Vancouver Heritage Advisory Board is created, further historical research and related work will be generated.

Heritage input should be included in any local area study so that some of the ideas presented in Seelig's "Time Present and Time Past" can be implemented where they are appropriate.

The evaluation methods and criteria which have been developed have to be strengthened and perfected.

Management tools for designated properties have to be developed.

The economic benefits and problems of heritage conservation must be researched further. Protection of property owners needs further consideration. Further Charter Amendments may be necessary to allow compensation of owners by various methods.

IV. CONCLUSIONS

For these reasons it was recommended and approved by Council that four LIP persons be hired to carry out an historical survey for the City. We are now awaiting official word of the project's acceptance by the Federal Government.

If the heritage work is to continue, (including the LIP program) it will be necessary to extend the two positions, and an extension to December 31, 1975 is proposed to complete the basic program described in this report.

Furniture required for these positions is available from central stores, so there will be no capital costs related to these positions.

Accordingly, it is RECOMMENDED that the two Planning Analyst positions be continued until December 31, 1975."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

Board of Administration, December 7, 1973 (FINANCE - 7)

8. Engineering Department:
Central Files Staff

The City Engineer reports as follows:

"On February 13, 1973, Council approved the Board of Administration Report dated February 9, 1973 respecting additional temporary staff for the Engineering Department Central Files unit. Staff approved were:

- (a) One Clerk Typist II - to relieve the senior Records Clerk, to organize, schedule the transfer of material and set up procedures and manuals for the new Central Files system.
- (b) One Clerk Typist II - to perform duties to reduce current unfiled correspondence backlog.
- (c) A further review and report to Council to be made of the staff situation, prior to December 31, 1973.

The following outlines the findings of an interim review of the Central Files situation.

The Engineering Department files system is large and complex and requires considerable time for staff members to be trained and become knowledgeable in its content, practices and procedures.

Several unexpected problems have occurred, interfering with the implementation schedule proposed in the Board report:

- (a) The difficulty in locating appropriate candidates for the above positions, causing a further delay and increase in the work backlog of several man months.
- (b) The additional time lost training the temporary staff recruited, and the replacements in two other permanent Central Files Unit positions.
- (c) The unexpected increase in incoming documents to be recorded, circulated, and filed. (Approximately 25% over 1972).
- (d) The unusually high amount of sick time and staff turnover experienced in the filing unit during 1973. (Four of the present five staff members of the unit (excluding Traffic) commenced service in 1973).

The build up of unfiled correspondence in past years and the relocation of Engineering Department staff resulting from office changes created the need for the temporary assistance approved by Council. While the temporary staff were hired to eliminate the extreme backlog of work accumulated to 1972, it has not been possible to avoid further build up due to the reasons outlined above. The current situation indicates an equally critical requirement for temporary help exists for 1974. Day to day volumes have now grown to a point where, approximately \$1,200 was used by Central Files staff in overtime in 1973.

Implementation of the new filing system referred to in the Board report of February, 1973, has been delayed because of this extreme backlog.

We are therefore reassessing departmental filing systems, practices and procedures. A comprehensive report will be presented to Council in the New Year respecting staff needs or changes, to correct the present situation and provide for the continued operation of the Central Files or files systems on an efficient basis in the future.

Until this review and report has been completed, however, it is necessary that the two temporary positions approved by Council on February 13, 1973 be extended. If this is not done, we will continue to lose ground in our filing situation. Such temporary staff will be required for at least the full year of 1974 to carry on with current programs of work under the present system.

cont'd....

Clause #8 continued:

I therefore RECOMMEND:

- (a) That the two temporary Clerk Typist II positions (as approved by Council on February 13, 1973) be extended for the full year of 1974, subject to Council action respecting staffing as will be included in the forthcoming comprehensive report, at an estimated cost for 1974 of \$12,200 (existing borrowed furniture and office equipment will be retained).
- (b) That the required funds be approved in advance of approval of the 1974 budget".

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

9. False Creek Development:
Sub Area 6 Financing

The Director of Finance and E. D. Sutcliffe, Special Consultant, report as follows:

Introduction

On November 20, 1973 Council gave consideration to the Planning Department's report on proposals for the development of Area 6 and the Director of Finance and Special Consultant's report on the economics of the proposed development. With reference to the financial aspects of the development, Council directed the Special Consultant to:

"prepare detailed procedural plans for the physical, social, and economic development for the first stage, for report back to Council."

Subsequent to Council's action, the Director of Finance and the Special Consultant have developed a proposal for the financing of civic expenditures for the development of the City-owned lands.

Estimates of Expenditures

It has been estimated that the City's total front-end expenditures for the development and servicing of the land will total approximately \$8.9 million. The further estimated expenditures for treatment of Sixth Avenue, development of the open space, and construction of the marina will total approximately \$4.9 million, for a grand total of \$13.8 million. To date, the City has expended \$2.8 million on land acquisition and development and have appropriated a further \$1.0 million for budgeted expenditures. This leaves a remainder of \$10.0 million to be financed. The estimated timing for this financing requirement is as follows:

1974	\$1,700,000
1975	5,000,000
1976	2,700,000
1977	600,000
	<u>\$10,000,000</u>

Availability of Financing

One available source of financing would be from the Central Mortgage and Housing Corporation under Section 42 of the National Housing Act. This legislation provides for loans to municipalities for land assembly and development. Financing can be obtained for 90% of the costs associated with the acquisition and development of land for housing and other ancillary purposes. The funds can be obtained for a fifty year term at an interest rate of 8% per annum and principal repayment terms can be negotiated with CMHC.

Consultation with CMHC

Your officials have held preliminary discussions with the local officials of CMHC on the feasibility of borrowing funds under Section 42 of N.H.A. for the stated purposes of developing Area 6 and for the estimated requirement of \$10 million. The CMHC officials expressed their approval of the proposed financing scheme and indicated that the City's application for funds would likely receive favourable treatment. For reasons associated with the fact that the CMHC budgetary year ends on December 31, it was indicated that the City would likely receive more favourable treatment if the application was received in 1973 rather than in a later period.

Board of Administration, December 7, 1973 (FINANCE - 9)

Clause #9 continued:

Consultation with the Provincial Government

It is a requirement of the CMHC that the Provincial Government petition the CMHC on behalf of the City for funds under Section 42 of the Act. Accordingly, your officials held discussions with the Minister of Housing, the Honourable Lorne Nicolson regarding this aspect of the legislation and the Minister indicated that he would give consideration to the City's request on this matter.

In addition, your officials held discussions with the Deputy Minister for Municipal Affairs and briefed him on the possibility of the City borrowing funds from the CMHC. He indicated that he saw no serious impediment to the City borrowing these funds.

Legal Considerations

It would appear that the City has the legal power, under Section 192 of the City Charter, to borrow funds from the Federal Government without reference to voter approval. However, the Corporation Counsel has indicated that he wishes to consider this matter at greater length before rendering a final opinion.

Proposal for Borrowing Funds

It is proposed that the City make application to CMHC for a loan of up to \$10 million under Section 42 of the National Housing Act for the purposes of developing the City-owned lands in Area 6.

The implications of this action would be that if the City has the legal authority, it could borrow funds up to the stated amount for the stated purpose, but subject to the City actually expending that amount. Thus, the City would have access to the funds, but would not be required to borrow the full amount if it was not required.

Conclusion:

Your officials are of the opinion that the funds available under Section 42 of the National Housing Act represents the best source of financing for the development of False Creek, both in terms of the cost of borrowing and the flexibility in borrowing. It would appear that the City would be successful if these funds were requested.

Recommendations:

It is recommended that:

- (a) The Minister of Housing be requested to petition the CMHC on the City's behalf to authorize a loan of up to \$10 million for the development of City-owned property in Area 6 of the False Creek basin.
- (b) The Corporation Counsel be requested to provide an opinion on the City's legal authority to borrow the stated funds from the CMHC without voter approval. "

Your Board RECOMMENDS the foregoing recommendations of the Director of Finance and E.D. Sutcliffe, Special Consultant, be approved.

FOR COUNCIL ACTION SEE PAGE(S) 55/-2

Board of Administration, December 7, 1973 (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

- I. Acquisition for Public Housing for Single People;
Site 'B', N/S Cordova Street, Between Jackson and Princess Aves.
Lot 28, Block 53, D. L. 196
521 East Cordova Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 28, Block 53, District Lot 196, known as 521 East Cordova Street, situated within Site 'B', N/S Cordova Street, Between Jackson & Princess Avenues, is required for the proposed Public Housing for Single People, confirmed by City Council, June 19, 1973.

These premises comprise a two-storey frame building with a main floor area of 964 square feet, erected in 1901 on a site 25' x 122', zoned M-2. This dwelling contains 7 rooms, 7 plumbing fixtures, patent shingle roof, siding exterior; the basement is part concrete and part earth floor; and is heated with a gas-fired hot air furnace. This dwelling is in fair condition for age and type.

The vendor resides in Hong Kong, and following negotiations with her agent, they have agreed to sell subject to the following conditions:-

- (1) Sale price to be \$30,000.00
- (2) Adjustment date to be December 31, 1973
- (3) The above price will be paid as follows:-
 - (a) The amount of \$25,500.00 to be paid when a Deed of Land is executed in favour of the City of Vancouver
 - (b) The remaining amount of \$4,500.00 to be paid when a certificate is received from the Department of National Revenue verifying the payment of Capital Gains Tax by a non-resident vendor.
- (4) The occupants will remain as tenants of the City of Vancouver until February 28th, 1974, at which time the dwelling will be demolished.

The above price of \$30,000.00 represents a fair and reasonable value for this property. This amount has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$30,000.00 on the foregoing basis, chargeable to Code # 565/1303."

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be approved.

2. China Creek Park - Addition, and Policy of Sale of Properties;
Park Sites

City Clerk has forwarded to me for report, a letter dated October 24th, 1973 from the Board of Parks & Public Recreation regarding the subject matters; I would report as follows:-

"(a) China Creek Park - Addition

On October 1st, 1964, City Council dealt with a report from the City Engineer re closure and sale of portion of Prince

Cont'd . . .

Clause 2 cont'd

Albert Street, North of 6th Avenue, for consolidation with abutting lands owned by the Great Northern Railway Company to create a large multiple dwelling site. The Easterly boundary of this private site was St. Catherines Street. The consent of an abutting owner is required before a highway can be closed and for this reason it was one of the City Engineer's recommendations which was approved by Council, October 1st, 1964.

"(d) The Company to consent to the closing of St. Catherines Street north of 6th Avenue to be added to the adjoining park."

The original transaction, approved by Council on October 1st, 1964, was not proceeded with and in view of the elapsed time, the matter was again reported to Council under Board of Administration, Works & Utility Matters, January 5th, 1968. In this report, the City Engineer and the Board of Administration recommended under Clause 3 (e):

"The owner of Parcel A of Block 84, D.L. 264A to consent to the closing of St. Catherine Street North of 6th Avenue abutting said Parcel A."

This recommendation was adopted by Council on January 9th, 1968.

Following a very complicated legal and survey transaction, the City has now closed St. Catherines Street and has title to this parcel which is legally described as Lot 1, Block 84, D.L. 264A. It is held as a Capital Asset and there is no intent to release it for sale. It is presumed that if the Board of Parks & Public Recreation now wish to acquire title to this property for the extension of China Creek Park, they should make official application to purchase it from the City. There is a 6" sanitary sewer located on this former road allowance.

(b) Policy re Sale of City-owned Land
to Board of Parks & Public Recreation

The Board of Parks & Public Recreation at its meeting on October 24th, 1973, "Resolved that Council be requested to clarify policy with respect to sale of City-owned land, potential park sites and land adjacent to existing parks." The Park Acquisition Program is established at the commencement of each 5-year plan, after examination and review by staff of the Board of Parks & Public Recreation and members of the City's Planning Department, who prepare an official Park Purchases Program divided into Table I for acquisition during the 5-year period and Table II for future parks to be protected by purchasing.

There are times when additional opportunities present themselves for the provision of parks in the City. These opportunities have been initiated by the Planning Department or the Park Officials and are reported to City Council with a recommendation that a reserve be placed on the City lands. This reserve is maintained so that these lands can be included in subsequent Five Year Plans. There are a number of examples where this has been done; e.g., the Kerr Street dump is reserved and payment deferred to the next Five Year Plan; Strathcona Linear Park involves City lands and it is reserved for park purposes; the land at 29th and Cariboo is also reserved for Park Board purposes.

It is,

recommended that this report be sent to the Park Board for its information and consideration for future action."

Cont'd . . .

Clause 2 cont'd

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(Copies of the Board of Parks letter dated October 24/73 are attached for information)

3. Lots 1 to 4, Block 12, D.L. 196;
Situated: S/W Corner Hastings and Main Streets; Former City Museum

The Supervisor of Property and Insurance reports as follows:-

"The building situated on City-owned Lots 1 to 4, Block 12, District Lot 196, is presently being renovated and remodelled for use by civic departments. A survey was required in this connection and it was considered advisable to take advantage of the survey and consolidate the four lots to form one parcel.

The City Engineer has prepared a plan of subdivision, and it is

Recommended:

That the Mayor and the City Clerk or their Deputies be authorized to sign the plan of subdivision of Lots 1 to 4, Block 12, District Lot 196, marginally numbered LD 1412, on behalf of the City of Vancouver."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

4. Britannia Community Services Centre Sale for Removal of House on Lot 23, Block 24, D.L. 264A, Known as 1511 Parker Street

The Supervisor of Property & Insurance reports as follows:-

"On March 20th, 1973, Council approved the acquisition of the subject property as part of the Britannia site. It was reported at that time that the dwelling was in good condition and possibly suitable for sale for removal. Upon acquisition, the premises were rented. It has been the City's experience in the past that houses offered for sale suffer considerable vandalism during the interval between vacancy and sale, and when the dwelling was vacated early in November it was immediately advertised for sale for removal.

Tenders were opened in public on November 19th, 1973 and only one tender was received. Mr. Angelo Martinello submitted an offer of \$1,000.00, plus 5% sales tax and the Supervisor of Property & Insurance recommended this offer be accepted on the condition that the house be removed within a period of sixty days from the date of acceptance of the offer, and that a certified cheque in the amount of \$100.00 be deposited with the City to guarantee the site will be left in a neat and tidy condition when the removal has been completed.

This action was approved by the Board of Administration and is reported to Council for information."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATIONS

5. Acquisition for Public Housing for Single People
Site "A" - S/S Cordova St. between Gore & Dunlevy Aves.
Lots 11 & 12, Block 56, D.L. 196 - 368 E. Cordova St.

The Supervisor of Property & Insurance reports as follows:-

Lots 11 & 12, Block 56, D.L. 196 known as 368 East Cordova St., situated within Site "A" - S/S Cordova St. between Gore & Dunlevy Aves., are required for the proposed Public Housing for Single People, confirmed by City Council on June 19/73.

These premises comprise a 2½ storey frame dwelling with a main floor area of 1100 sq. ft., erected in 1907 on a site 50' x 122', zoned M-2. This dwelling has 3 plumbing fixtures, a patent shingle roof, siding exterior walls, stone and concrete foundation and is heated by a gas-fired hot air furnace. The dwelling is in good condition for age & type.

Following negotiations the owners have agreed to sell for the sum of \$55,000.00, as of December 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The dwelling is occupied by the two owners and several tenants, who will remain on the premises rent free until they find alternate accommodations, but will definitely vacate the premises by February 28th, 1974, at which time it is proposed to demolish the dwelling.

Recommended that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$55,000.00 on the foregoing basis, chargeable to Code #565/1203.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition for Britannia Community Services Centre Site
1517 Parker Street, Lot 22, Block 24, District Lot 264A

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot 22, Block 24, District Lot 264A, and known as 1517 Parker Street, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-and-three-quarters storey frame dwelling with a main floor area of 954 square feet, erected in 1912 on a site 33' x 122', zoned R.M.-3. The dwelling contains 10 rooms, 11 plumbing fixtures, patent shingle roof, shingle exterior, full concrete basement, and is heated by two gas-fired hot air gravity furnaces. This dwelling is in fair condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of \$35,000.00 as of December 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation.

The dwelling is occupied by the owner and two tenants; the owner will continue to collect the rentals and pay all the utility bills until February 28th, 1974, at which time he agrees to give vacant possession. It is proposed to demolish the dwelling at that time.

The Britannia Community Services Centre now involves 77 properties. 1517 Parker Street represents the 74th negotiated settlement.

Recommended:

That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$35,000.00 chargeable to Code # 5830/427."

Clause 6 cont'd

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

7. Acquisition for Public Housing for Single People
Site 'A', S/S Cordova Street between Gore and Dunlevy Avenues
Lot 14 Amd., Block 56, D.L. 196; 378 East Cordova Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 14 Amd., Block 56, District Lot 196, known as 378 East Cordova Street, situated within Site 'A', S/S Cordova Street between Gore and Dunlevy Avenues, is required for the proposed Public Housing for Single People, confirmed by City Council, June 19, 1973.

These premises comprise a two-storey, no basement, frame building with a main floor area of 1,070 square feet, erected in 1900 on a site 40½' x 122', zoned M-2. This dwelling contains 8 rooms, 3 plumbing fixtures, patent shingle roof, stucco exterior, and is heated by space heaters. The dwelling is in fair condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of \$42,500.00 as of December 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. The dwelling is not occupied by the owner, and the occupants will remain as tenants of the City until February 28, 1974. It is proposed to demolish the dwelling when the tenants vacate.

Recommended that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$42,500.00 on the foregoing basis, chargeable to Code No. 565/1202."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

8. City of Vancouver Automobile Fleet Insurance

The Director of Finance and the Supervisor of Property & Insurance report as follows:-

"The City's annual Automobile Fleet Insurance and Non-owned Automobile Liability Insurance Policy expires December 31st, 1973. This policy currently insures 960 licensed motor vehicles and 347 licensed trailers, compressors and various other pieces of equipment with Third Party Liability limits of \$1,000,000.00 inclusive.

The present broker is Vancouver Holdings (B.C.) Ltd., who has placed the coverage with the Hartford Insurance Group. The current annual premium totalled \$175,000.00. When quoted in 1972 and after allowing for additions and deletions, is now \$185,000.00.

On March 1st, 1974, all licensed vehicles in British Columbia will be required to insure through the facilities provided by the Insurance Corporation of B. C. (This will be the subject for a further report when the City's position is clarified.) In this regard, the Supervisor of Property & Insurance requested Vancouver Holdings (B.C.) Ltd. to obtain from the Hartford Group, a quotation to extend the City's automobile fleet insurance policies to March 1st, 1974.

Clause 8 cont'd

On November 29th, 1973, the Supervisor of Property and Insurance received a letter from Vancouver Holdings (B.C.) Ltd. advising that the Hartford Insurance Group are prepared to extend the existing policies to March 1st, 1974 on the following basis:-

- (1) All policies would be extended by endorsements.
- (2) The total premium of \$48,000.00 would be required for the broken period.
- (3) There would be no adjustments relating to any additions or deletions during the extension period.

The broker has indicated that the premium quoted would be maximum and he is corresponding with the "Hartford Group" in the hope that a reduction in premium will be considered.

Recommended that the quotation submitted by Vancouver Holdings (B.C.) Ltd. on behalf of the Hartford Fire Insurance Group be accepted subject to any subsequent premium reduction obtained by Vancouver Holdings (B.C.) Ltd. through further negotiations with the Hartford Fire Insurance Group."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Finance and the Supervisor of Property & Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 552

Departmental Report, December 7, 1973 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

B-4

1. Rezoning Application:
N/S East Broadway between Lillooet & Windermere

The Deputy Director of Planning and Civic Development reports as follows:

' An application has been received from Victor & Elsie Wittenberg, 5850 Sophia Street, Vancouver, B. C. requesting amendment to the Zoning and Development By-law whereby Lot 22 amended, Block 24, Sec. 37, THSL, being on the N/S East Broadway between Lillooet and Windermere Streets be rezoned from RS-1 One Family Dwelling District to RT-2 Two Family Dwelling District for the purpose of "redeveloping the site (49.5 x 149.5) by constructing a duplex dwelling as per the attached plans. The present development is an old one bedroom house (photos enclosed).* Assessments: Land 11,937 - Improvements 1,732. There are only two lots of this size in the area. Vancouver City Planning and Zoning departments have advised there is no long range plan for change of present zoning. The applicant is prepared to commence development of the site as soon as zoning would be granted".

The plans indicate a two storey structure, two dwelling units side-by-side on the upper floor each with two bedrooms, the basement unused and a two-car carport to serve the two units.

This property has a frontage of 49' and a depth of 149½' as is the single family site immediately to the east, the remaining lots on the north side of Broadway are generally 33' in width by a similar depth, all are zoned RS-1 Single Family and occupied by single family homes.

The Technical Planning Board at its meeting of June 15, 1973, recommended that the application be NOT APPROVED such rezoning would create an isolated two-family site in an area otherwise zoned and developed for single-family dwellings.

On July 6, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission. '

*(Photographs are on file in City Clerk's Office)

DELEGATION REQUEST: Mr. V. Wittenberg

FOR COUNCIL ACTION SEE PAGE(S) 552

Department Report, December 7, 1973 (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Requests from Committees of Council for Inventories of City-Owned Properties

The Director of Finance and the Supervisor of Property & Insurance report as follows:-

"Reference is made to the Standing Committee of Council on Social Services meeting on November 8th, 1973, Item 1, Co-Ordination of Day Care, recommendation "B":

"That Council instruct the Supervisor of Property and Insurance to prepare for the Committee's consideration a list of approximately 30 - 40 City-owned sites which might be suitable for day care, particularly in those priority areas listed in Alderman Marzari's report. The Supervisor of Property & Insurance to also prepare for the Committee's consideration a list of available City-owned sites on which there is a fiat, e.g. land being held for senior citizen's housing, Arbutus-Burrard Connector, etc. which could be used for day care for a period of two years or more;"

Reference is also made to the Standing Committee of Council on Social Services meeting on November 15th, 1973, Item 1, Mental Patients Association - Relocation of Drop-in Centre, recommendation "B":

"That Council instruct the Supervisor of Property and Insurance to supply the Mental Patients Association with a list of suitable City-owned properties in the Kitsilano area available for long term leasing by them for use as a drop-in centre."

Item 4, Emergency Shelter for Native Young People in the Skid Road Area, recommendation:

"That Council instruct the Supervisor of Property & Insurance to prepare and submit to the Committee for information an inventory of City-owned houses with four or more bedrooms which could be used by community groups for emergency shelter or group homes."

On this latter recommendation a tie vote resulted and the above recommendation was submitted to Council on November 27, 1973, and the motion was lost.

The above requests create somewhat of a problem for this office. As you are aware, land remaining in City ownership is being held due to it being problem properties or due to future civic requirements. The request that the Supervisor of Property & Insurance prepare such lists conflicts with procedure, whereby the Director of Planning is responsible for the release of City lands for sale or long term leases.

It is possible for us merely to provide the Committee with a list of the various City-owned properties in the categories requested. This would, however, ignore such things as:-

1. the purpose for which the property was acquired and/or is being held;
2. the projected time when the property will be needed for the intended project;

Cont'd . . .

Clause 1 cont'd

3. other potential uses, (such as Civic, Provincial Senior Citizen's Housing Sites, etc.)
4. the existing tenancies, (some of whom are former owners, senior citizens, social service recipients, etc.)

It is our RECOMMENDATION that any list provided should be done in co-ordination with the Planning Department, and should contain the details listed above together with other pertinent information. Any site ultimately selected from such an inventory would be less likely to be in conflict with the other requirements.

To provide a proper detailed inventory requires a fair amount of work by a knowledgeable staff member. There is little point in considering additional staff for such requests as they are relatively sporadic and because of the knowledge required specific to City-owned property. Due to vacancies created by promotion and shortage caused by serious illness, we are short of staff capable of fulfilling these requests. We will, however, give the requests a high priority and complete them as soon as possible.

It would be appreciated if, in any future requests, a Committee would be as specific as possible in describing the characteristics of desired property, e.g., lot size, location, etc.

2. Request from Mt. Pleasant Information Centre for Children's Play Area (Lots 8, 9, 10, Block 93, D.L. 264A)

The Director of Planning reports as follows:

"A letter, dated October 9, 1973, addressed to Mayor Phillips, from the Mt. Pleasant Information Centre, was referred to us for report. The letter, attached as Appendix I to this report, appeals to City Council to set aside city-owned land for the purposes of a children's play area. More particularly, the Mt. Pleasant Information Centre are requesting Lots 8, 9 and 10, Block 93, D.L. 264A (outlined on a plan attached as Appendix II to this report) be set aside for this purpose.

Lots 8 to 10, plus the remaining city ownership in Block 93, was one of the parcels of land that were the subject of a report to the Housing Committee on lands which could be developed for housing within the next five years. Council endorsed the idea of purchasing private properties in this block and consolidating these properties with the City's lands for the purpose of developing some form of multiple housing. Four of the privately owned lots have already been acquired, and a report recommending the purchase price of Lots 1 and 2 was approved by Council on November 20th. The owners of the two remaining Lots 11 and 12, will be approached by the Supervisor of Property and Insurance and with the acquisition of these two lots, consolidation of the properties can take place as approved by Council.

The above request was discussed with a representative of the Mt. Pleasant Information Centre. One can conclude that the concern of the community is that there is an increase in families with children living in medium density apartments with no corresponding on-site play space provided in such developments. It is the community's desire to provide play space to compensate for the deficiencies in such apartment development.

The two parks in the area, plus the new elementary school, provide play space for older children but cannot always provide the type of space needed for younger children.

It would appear inadvisable, however, to alienate Block 93 or any portion of it for housing purposes by developing a permanent play ground.

Cont'd . . .

Clause 2 cont'd

It would be more appropriate to examine, as part of a community planning project, the problems and objectives of the Community and then, having completed this analysis, initiate implementation programs to achieve the desired objectives.

It is RECOMMENDED that City Council proceed with its program of consolidating the Block 93 for housing purposes but, in examining the community priorities for 1974, give consideration to the particular needs of the Mt. Pleasant Community.

DELEGATION REQUEST - MT. PLEASANT STEERING COMMITTEE (Mr. E. Schnider)

FOR COUNCIL ACTION SEE PAGE(S) 553.....

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

November 29, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 29, 1973 at approximately 10:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick (Arrived approx. 2:05 p.m.)
Alderman Linnell
Alderman Marzari

ALSO PRESENT: M. J. Denofreo, Executive Assistant
to the Minister of Human Resources

COMMITTEE CLERK: M. Kinsella

The Minutes of Meetings of November 1st, 8th and 15th were adopted.

INFORMATION

1. Co-ordination of Services in the Downtown Eastside

The Standing Committee on Social Services when considering this matter on October 25, 1973 resolved

"That there be a special meeting of the Standing Committee on Social Services with all departments, agencies and organizations involved in the area, with the 1971 Downtown Eastside report forming the basis of discussion in order to formulate what action should be taken and by whom, formulate both long and short term plans for the area and to determine what kind of co-ordinating body is needed in the area."

Your Committee today met with representatives of the Downtown Eastside Residents Association, the Downtown Community Health Society, Children's Aid Society and United Community Services, as well as representatives of the Police, Fire, Health, Permits and Licenses and Social Planning Departments, to discuss this matter further. Forming the basis of discussion was the 1971 Downtown Eastside report and a summary of Council's action to date on the recommendations contained in this report. In addition, the Director of Social Planning listed for the information of those present, the majority of the services being offered in the Skid Road at the present time (a copy is appended for information).

Following are notes taken during the discussion which ensued:

- a lot of the improvements in the Downtown Eastside have been effected by the citizens themselves bringing their concerns to the attention of the Standing Committee on Social Services;

cont'd

Clause No. 1 (cont'd)

- the residents should continue to act as advocates, but in addition, Agencies and City departments should be anticipating problems and intervening before a situation reaches crisis proportions;
- to date, service planning for this area has been very fragmented and mainly on an Ad Hoc basis;
- a lot of the agencies working in the Downtown Eastside area are not visible out in the community and it is therefore difficult to co-ordinate effective handling of a problem;
- consideration be given to the establishment of a co-ordinating task force of City staff to handle crisis situations and to bring to the attention of the Standing Committee on Social Services or Council any premises or facilities not meeting basic by-law standards;
- consideration also be given to the establishment of an integrated team approach to the area similar to that presently under way in the West End through the West End Planning Team, with an expeditor appointed to head the team, pull all services together into a cohesive unit and prepare guidelines for future planning for the area.

The Health Department representative stated that the present vacancy rate in Skid Road Hotels is 10%, with those hotels with the best supervision having the most vacancies. The Chief Fire Warden referred to the new fire and health by-laws and felt that when these by-laws are in effect, there should be an improvement in the condition of the Lodging houses and hotels. One of the problems encountered is lack of staff. At present, the ratio of fire wardens in the area is one to 900 buildings.

Another problem mentioned by both the Health and Fire Department representatives is the difficulty they are encountering getting quick action from the Prosecutor's office with respect to laying of charges. In the past, this has sometimes taken up to three months before action has been taken. The Chairman suggested that where undue delays are encountered with respect to laying of charges that this matter be brought to the Committee's attention for prompt action.

The consensus was that, rather than imposing a "co-ordinator" on the community, the residents themselves should be encouraged to deal with problems and bring them to the attention of the Standing Committee on Social Services or other appropriate body for whatever action is needed.

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At this point, the Committee observed a short recess, at which time Alderman Linnell left the meeting. Therefore, there being no quorum present, Aldermen Marzari and Rankin submit the following for the INFORMATION of Council.

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Clause No. 1 (cont'd)

RESOLVED

- A. That Staff Inspector Herdman convene a Committee of representatives of the Children's Aid Society, Provincial Department of Human Resources, Social Planning, Welfare and Rehabilitation and Probation Departments, as well as any other involved agencies, to prepare recommendations on resolution and management of the youth problem in the Downtown Eastside area, with a report back to the Committee in two months;
- B. That the following recommendations contained in the 1971 Downtown Eastside report be referred to the Standing Committee on Housing for attention:
 - "6. Retention of appropriate residential stock in the Historic Precinct through inclusion of regulations in the CD-1 By-law to permit both commercial and residential uses in the same building.
 - 7. (a) restricting the conversion of existing buildings from residential use;
 - (b) tax incentives, subsidies or means to preserve the low cost stores, restaurants servicing the low income people in the area;
 - (c) legislation to create incentives to landlords to improve residential accommodation without increasing rents;
 - (d) legislation to retain low rental dwellings in areas of increasing land value."
- C. That the Chairman of the Standing Committee on Social Services convene a meeting of the Committee in the Downtown Eastside area to provide the Committee an opportunity of discussing current and needed services in the area with representatives of the Downtown Eastside Residents Association and other representative agencies, these discussions to include the following:
 - (a) rationalization of the services now provided;
 - (b) obtain from the residents of the area direction on management of services, including funding and funding priorities;
 - (c) determine what additional services are needed in the area.

2. Future Use of the Continental Hotel (Bridge 'Y')

At its meeting of October 18, 1973, the Committee requested the Director of Social Planning to report back with a proposal for the use of the Continental Hotel (Bridge 'Y') for use for older single persons (60 and up) based on its operation by a community based non-profit organization.

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Clause No. 2 (cont'd)

The Director of Social Planning gave a brief oral report on the present status of this item. Two proposal for the management of the Continental Hotel as a residence for older single people have been received -- one from the Downtown Eastside Residents Association and the other from the Action Line Housing Society. The Director of Social Planning is having these proposal analysed by the Assistant Director, Construction and Maintenance Division.

There are a number of problems with the physical plant, e.g. poor sound proofing on some floors, obsolete heating system etc. which would have to be considered. It was noted that the Downtown Community Health Society have already collected over 70 signatures from older people who would like to live in the Continental Hotel.

RESOLVED

To receive the report of the Director of Social Planning with a request for a full report back within two weeks on the use of the Continental Hotel for older single persons (60 and up) based on its operation by a non-profit organization.

3. Proposal for a Housing Relocation and Referral Service

Your Committee had for consideration a proposal from Rental Aid for the establishment of a City wide housing relocation service. Representatives of Rental Aid discussed their submission with the Committee. Its purpose would be to provide free access to housing information for all Vancouver residents and to provide personalized help to senior citizens, handicapped persons and families on low and fixed incomes to locate and obtain housing. They would hope to set up this agency in a centrally located storefront office close to available public transportation, e.g. in the area of Broadway and Main. The services provided by this free housing agency will be:

- (a) a housing registry available to all citizens of Vancouver, updated on a daily basis;
- (b) a free transportation service for shut-ins, handicapped, old age pensioners, and other immobile persons who wish to view available accommodation;
- (c) information on and referral to agencies dealing with public and senior citizens housing;
- (d) information on the Landlord and Tenant Act.
- (e) liaison with related housing groups and committees;
- (f) information on agencies which may be of assistance to tenants. Referral agencies may include legal aid, debt counselling and welfare rights.

They indicated that they will be meeting shortly with representatives of the Department of Human Resources to discuss their proposal and possible funding. Following further discussion, it was

RESOLVED

To refer the proposal of Rental Aid to set up a free housing relocation service to the Director of Social Planning for evaluation and report back to the Committee in two weeks, this report to include comments on both centralized and decentralized services, cost sharing etc.

Alderman Hardwick joined the meeting at this point. Therefore, your Committee submits the following for the INFORMATION of Council.

4. Emergency Shelter for Native Young People in the Skid Road Area

Mr. H. A. Smitheram spoke on behalf of Local 108, B.C. Association of Non Status Indians, who are proposing to establish an emergency shelter for native young people who converge in the Skid Road area. The Association applied for a L.I.P. grant for this project, but information was just received that their grant was not approved. The Association was requesting help from the City in securing adequate housing space.

The representatives of B.C.A.N.S.I. stated that the problem is that there are large numbers of young people sleeping in the streets and in parked cars. One of the problems is that these young people are unwilling to use the conventional shelter facilities because of restrictions with which they cannot comply. The Association would like to locate a house or houses outside the Skid Road area, preferably in the area east of Main Street and from 6th Avenue to the waterfront. The Local 108, B.C.A.N.S.I. would undertake supervision and management of the house to ensure proper management and operation. It is proposed to staff the shelter(s) with people on the V.O.P. Programme.

A representative of the Department of Welfare and Rehabilitation indicated that if a per diem cost were available it might be possible to obtain welfare sharing in the costs of a shelter and also staffing costs. Following further discussion, it was

RESOLVED

- A. That the Committee send a telegram to the Honourable Robert Andras, Minister of Manpower and Immigration, to urge him to reconsider and approve the L.I.P. grant application of the B.C.A.N.S.I. to operate an emergency shelter in the Skid Road area as the Committee considers the situation with respect to Native youth in the Skid Road area a crisis situation.
- B. That Mr. S. Butterworth, Hostel Co-ordinator, be assigned to investigate suitable locations in the area east of Main Street and from 6th Avenue to the Waterfront for use as emergency shelter(s) for native Indian youth with a report back to the Committee as soon as possible.

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At the request of Alderman Marzari, Mr. Denofreo agreed to submit a request to the Minister of Human Resources that he meet with the Social Services Committee to discuss integration of services.

The meeting adjourned at approximately 2:40 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 29, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, November 29, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

COMMITTEE
CLERK: M. Sharkey

The minutes of the Standing Committee of Council on Finance and Administration dated November 1, 1973 and November 8, 1973 were adopted.

RECOMMENDATIONS1. Department Head Miscellaneous Disbursements Authority

Mayor Phillips prepared a report for the information of the Finance and Administration Committee, after several meetings with Department heads. A matter brought to his attention was that there was no provision for Department heads to make minor necessary expenditures for trips to Victoria on City business and other small items without excessive paper work and approval of the Mayor and Commissioner.

The Mayor's report made the following recommendations:

THAT,

- " (1) City officials travelling to Victoria on City business no longer require memo approval from myself and Commissioner Ryan, but that such approval be the responsibility of the Department Head for himself and his senior officials;
- (2) That Department Heads be allowed a \$400 expense allowance per year per Department for miscellaneous small expenditures, with \$100 each being allowed for the balance of 1973, to be provided from Contingency Reserve (See below for list of 16 Department Heads);
- (3) That the Director of Finance and Board of Administration establish the procedures and re-imbusement routine for both of the above; and
- (4) That the Board review the expenditures incurred under the above plan every six months and report to Council thereon if the Board considers it necessary.

DEPARTMENT HEADS

Director of Planning
Director of Social Planning
Director of Finance

Director of Permits and
Licenses
Personnel Director

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION 2
November 29, 1973

Department Heads cont'd

Medical Health Officer	Chief Probation Officer
Superintendent of Parks	City Prosecutor
City Engineer	Provincial Court Administrator
Corporation Counsel	Director, Welfare & Rehab.
City Clerk	Police Chief
	Fire Chief."

On discussion of possible necessary expenditures it was agreed that the figure of \$400 as a yearly expense allowance should be raised to \$500 per year and that the list of Department heads was acceptable, the privilege also being offered to the Director of the Vancouver Public Library Board.

The Committee;

RECOMMENDS:

THAT recommendations (1) through (4) of the report of the Mayor on "Department Head Miscellaneous Disbursements Authority" be approved, amending recommendation (2) as follows:

- (2) That, in addition, Department Heads be allowed a \$500 expense allowance per year per Department for miscellaneous small expenditures, with \$100 each being allowed for the balance of 1973, to be provided from Contingency Reserve.

FURTHER, THAT the privilege of this expense allowance be offered to the Director of the Vancouver Public Library Board.

2. Interim Operating Funds for Britannia Community Services Centre-\$56,000.00

City Council, on November 20, 1973 considered a Departmental report dated November 16, 1973 on this subject. The purpose of obtaining Interim Operating Funds was to hire an Executive Director and provide office and secretarial services until permanent funding arrangements were worked out. Also included in this report was an Interim Operating Budget for the calendar year 1974.

The Council, of November 20, 1973;

"RESOLVED,
THAT this whole matter be referred to the Standing Committee on Finance and Administration for consideration and report."

The Chairman reported that a meeting had been held with the Board of the management in Britannia School to discuss items included in the budget. The Board of management for Britannia Community Services Centre had been informed at that time that the Standing Committee of Council on Finance and Administration were not prepared to accept the Interim Operating Budgets to December 31, 1973 and for the calendar year 1974, as it had been presented.

a) Interim Operating Budget to December 31st, 1973

Your Committee first discussed the budget to December 31st, 1973 and it was amended as in Appendix A, of the attached report of the Social Planning and the Planning Department, dated November 16, 1973.

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION 3
November 29, 1973

Interim Operating Funds for Britannia Community Services
Centre - \$56,000.00 cont'd

a) Interim Operating Budget to December 31st, 1973

In reference to "Consulting Services B. C. Research", it was felt that the amount \$3,300.00 for the draft constitution and incorporation papers, the amount \$1,900.00 for development of job description, terms of employment, and etc., were unrealistic. The City Personnel Department could assist in this area. The total figure of \$1,400.00 is acceptable.

In reference to "Other Costs", the advertising for position of Executive Director and incorporation fees and associated costs \$600.00, is acceptable.

The Interim Operating Budget to December 31st, 1973 for developing a constitution, incorporation papers for Britannia Community Services Centre, development of job description, terms of employment and advertising and interviewing candidates for Executive Director position, and other costs, be acceptable in the total estimate of \$2,000.00.

The Committee, therefore;

RECOMMENDS:

THAT the Council approve \$2,000 for expenditure of the Britannia Planning and Advisory Committee for costs entailed in 1973, for the hiring of the Executive Director and the preparation of the constitution and that these funds be provided in the Department of Social Planning's 1973 Department Budget.

b) Interim Operating Budget for calendar year 1974

"A. Office Set-Up Costs" were accepted at \$3,860.

In regard to "B. On-Going Monthly Costs" it was reported that the first stage of the Britannia Community Services Centre is now under construction and will be ready for occupancy in September of 1974. Because of the time that would elapse in selecting an Executive Director the Committee felt that the ongoing monthly costs for establishing an Interim Operating Budget should be based on a ten month period. When the positions are filled they will be included in a collective agreement presently in force. The interim budget should be approved subject to approval and review, because the Britannia Centre operating costs will be on a shared basis. The City will not assume the full operating costs.

Item B(1), "Fringe Benefits" was reduced from \$550 to \$230. Item B(3), "Telephone" was reduced from \$75 to \$60 bringing the total monthly operating costs to \$2,560. The total monthly cost for a 10 month period - \$25,600.

In reference to "C. Other Costs", the Committee felt that professional consulting services were not necessary in order to make permanent funding arrangements and suggested that the Executive Director consult with the Director of Finance for the City of Vancouver. It is suggested that the education program could be done through schools more economically than the \$5,000 figure quoted. The Committee agreed \$1,000 was an adequate figure for "C." Items 1 and 2. The Contingency figure is reduced from \$4,510 to \$1,040, making a total Interim Operating Budget for the calendar year 1974 for the Britannia Community Services Centre, \$32,500.

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION 4
November 29, 1973

The Committee;

RECOMMENDS:

THAT the sum of \$32,500 be approved in advance of the 1974 Budget for the City of Vancouver to be placed in the Budget of the Social Planning Department for the administration of the Britannia Community Services Centre with payment as required, disposition to be accounted for on a regular basis through the Social Planning Department to the Director of Finance.

The Committee next discussed the Chairmanship of the Britannia Planning Advisory Committee and;

RECOMMENDS:

THAT Council authorize the changing of Chairman from the Deputy Director of Planning to a citizen to be elected from among the members of the Britannia Planning Advisory Committee.

3. Outstanding Budget Items

The Committee had before it a report of the Board of Administration dated November 21, 1973 wherein the Director of Finance advised that there were several outstanding budget items that have been unresolved and were being put to the Finance and Administration Committee for consideration.

During consideration of the 1973 Revenue Budget Estimates, - Grants, the City Share of T. B. Costs, the question was raised on whether the City should continue to pay the Provincial Government a portion of the per diem costs (15%) of Welfare patients in the Provincial Tuberculosis unit at Pearson Hospital. No grant was approved to cover these charges and instructions were given that the monthly billings from the Province were not to be paid. At the present time, there is an outstanding invoice item of \$88,000 from the Province.

These costs have been incurred by citizens of Vancouver who are Welfare recipients and are now in the T. B. Hospital. The 15% per diem costs charged to the City is outside the Welfare system. Costs incurred were previously paid on a cost sharing basis with the Provincial Government, but since the formation of the B. C. Insurance system the costs are charged on a flat 15% basis.

In regard to Item 2. "False Creek Capital Requirements", the Director of Finance reported that the False Creek Committee are now working on this estimated total capital requirement but that it is being done in sections and it would be some months before the total estimated requirement could be given.

The Committee then discussed Item 3 ie. reclassification of the Police Department positions. Concern was expressed that the reclassifications given, and the deploying of manpower resulting in upward reclassification, increases the budget considerably in ensuing years.

It is felt that the Police Commission in their annual presentation to Council should advise what steps have been taken in recent reclassifications in the past year and that we should express our concern to the Police Commission, at that time, over some of the reclassifications that have occurred within the Department.

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION 5
November 29, 1973

Outstanding Budget Items, cont'd

The Committee;

RECOMMENDS:

- (a) THAT Council write to the Provincial Government regarding the per diem charge for Welfare payment patients in the Provincial Tuberculosis units, stating that, in their view costs should be covered by the B.C.H.I.S. and that the City does not feel they should be liable for these costs.
- (b) THAT payment of the Provincial Government invoice in the amount of \$88,000 be deferred until after Council action has been taken.
- (c) THAT the Chairman of this Committee meet with the Police Commission and express to them the concern of the Council in the method of reclassifications and specifically the recommendation that 9 previously appointed Constable positions be changed to Detective positions and report back to this Committee.
- (d) THAT the Mayor and the Police Commission be asked to report to the Standing Committee on Finance and Administration on discussions held with the Attorney-General and the R.C.M.P. regarding enforcement of drug laws and the possibility of providing more Federal and Provincial monies for policing and enforcement of drug laws and control of organized crime.

4. City Production of Ready-Mix Concrete.

The City Engineer reported as follows, in a Department report dated Nov. 27

"As a result of questions raised at the Council meeting of May 29, 1973, the Mayor instructed the Engineering Department to review the economics of City production of ready-mix concrete and present a report to Council.

A review of this proposal has been carried out, and a technical report is on file in the Board of Administration offices. The study concludes that City needs for ready-mix concrete are not high enough to provide economy of scale in a City-owned plant, and that transit costs for concrete would increase with supply from a single City plant. Depending upon the total volume of production, City costs would be in the order of \$21/yd to \$26/yd compared to contract costs at present of \$18.50.

On the basis of these figures, I RECOMMEND that the City not consider producing ready-mix concrete at this time."

The City Engineer forwards the above report to the Standing Committee for RECOMMENDATION."

The Committee;

RECOMMENDS:

THAT the recommendation of the City Engineer that the City not consider producing ready-mix concrete at this time be adopted.

INFORMATION

5. Preliminary Estimate of 1974 Operating Budget.

This item was not discussed and was deferred to a later meeting.

The Committee adjourned at 3:05 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

November 29, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held on November 29th, 1973, in Committee Room No. 1, Third Floor, City Hall at 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman
Alderman Linnell
Alderman Massey
Alderman Marzari
Commissioner DuMoulin

ALSO PRESENT
FOR ITEM 1: Alderman Volrich
Alderman Rankin
Alderman Harcourt

COMMITTEE
CLERK: M. James

RECOMMENDATION1. North Arm Fraser River Public Access

At the last meeting of this Committee, it was agreed that this Committee and the Community Development Committee would meet jointly, this date, to discuss this topic.

Submitted to the Committee members, prior to the meeting, was a memorandum from the Chairman, dated November 15th, 1973. At this meeting the Chairman submitted an amended memorandum, dated November 29th, 1973. A copy of the amended memorandum of the Chairman, dated November 29th, 1973, is attached for information.

Also present was the Deputy Superintendent of the Board of Parks and Recreation, as directed by the last meeting of the Committee.

The Committee noted that the land abutting the North Arm of the Fraser River in the City of Vancouver had two distinct areas of zoning which met at Angus Drive. The lands lying East from Angus Drive to Boundary Road were basically industrially oriented and developed, with the exception of small pockets of residential; and the lands West of Angus Drive to the Boundary of the City with the University Endowment Lands, were mainly residential and recreational uses. The Waterfront Walkway would be basically from Angus Drive Westerly, but due to the land ownership from Angus Drive Easterly, a continuous Walkway would be difficult to achieve.

The Committee noted the street ends available East of Angus Drive and the opportunities for "viewing - lookout parks", and other public penetrations, through to the Waterfront. The Committee also noted certain City owned parcels of land in this area which might prove developable for recreational use.

Present at the meeting, at the invitation of the Community Development Committee, was Mr. Horner of Horner Developments Limited, who owned some land lying West of the South foot of Angus Drive and had leases on other lands in that area. Mr. Horner advised of the present zoning and some of the history of action relating to these lands and suggested to the Committee that the Company was very anxious to proceed with development and had seriously considered development under the present zoning, "M-1".

Clause 1 Continued

Reference was made to the July 5th Public Meeting, held by the Community Development Committee and the comments of the residents re the use of this land as residential and recreational.

The Committee directed its attention to the Recommendations of the Chairman as contained in his amended memorandum of November 29th, 1973, and after consideration,

RECOMMENDS:

- a. Council agree that provision should be made for public access to the North Fraser Waterfront for a variety of recreational purposes as practicality of zoning, existing industry and land ownership make it possible (boat launching, view areas, walk areas, mini-parks, fishing platforms, etc).
- b. Council declare that public access and river recreation can co-exist with industry and housing.
- c. Point Grey to Angus Drive
 - (i) A continuous waterfront walkway from Point Grey to Angus Drive be developed for walking, bicycles and horses.
 - (ii) Further, that Council agree that the entire walkway and public access system be developed in 1974 - 1980 period and City funds be made available, where required.
- d. Angus Drive to Boundary Road
 - (i) Council declare that for area East of Angus Drive to Boundary Road a continuous Waterfront Walkway is not practical, but a Waterfront Walkway will be developed where feasible.
 - (ii) Council declare that as a matter of policy we are committed to maximum public penetration and access to the River Waterfront and developing recreational precincts.
 - (iii) Council make provision in the 1974-1980 period for providing public access as in "ii".
- e. All street ends and any other City owned property be not sold until they are declared surplus to the objectives of public access and recreation, as stated in a,b,c and d.
- f. Council authorize the Chairman to discuss with the North Fraser Harbour Commissioners and B. C. Minister of Recreation and Conservation, the formulation of a joint strategy for developing public access and recreation along the North Arm of Fraser River.
- g. Council authorize the Chairman to seek the co-operation of the private industrial sector in implementing objectives states above.
- h. That Council declare that any previous decision of Council, contrary to a, b, c, d, e and f, are hereby rescinded.
- i. Council agree to allocate \$100,000.00 in the 1974 budget for acquisition and development of access as needed, and other property, as needed.

Clause 1 Continued

AND FURTHER RECOMMENDS:

THAT the Community Development Committee continue its consideration of the private and City owned property at the foot of Angus Drive.

At this point in the meeting the Community Development Committee members left to continue their own Agenda.

2. Building By-law - Provision for the Handicapped

Under date of November 2nd, 1973, the following report of the City Building Inspector was submitted to Council for its meeting of November 6th, 1973:

"When the regulations with respect to the Handicapped were passed as an amendment to the Building By-law on August 28, 1973, the following sentence was included: 'the regulations in this section apply to the groups of buildings listed below, which are 5,000 square feet or greater in area'. The area of a building, as dealt with in the National Building Code, means the area of one floor of the building. The total area then means the area of one floor multiplied by the number of storeys plus or minus what ever variations there may be on individual floors. What the Social Planning and Review Council had in mind, however, was that this figure meant the total area of the building. I am not sure what the understanding of Council was on this point but perhaps it would be helpful to point out what building lay-outs may result from such requirement. For example, there could be a one storey and basement building on a 33 foot lot (where the greater part of the basement is part of the basic use of the building) and the developer of such building would have to install an elevator as well as the other requirements with respect to the handicapped.

If Council concurs with the request of S.P.A.R.C., this sentence in the By-law should be changed to read as follows:

'The regulations in this section apply to the groups of buildings below in which the total floor area of all floors is 5,000 square feet or greater' . "

Council instructed:

"THAT this clause be deferred and arrangements be made by the Standing Committee on Waterfront and Environment to receive a delegation from the Social Planning and Review Council as requested."

In accordance with the instructions of Council, the Committee received a delegation from the Social Planning and Review Council re the interpretation of the revelant sections of the Building By-law.

After receiving explanation from the delegation and from the City Building Inspector, the Committee,

RECOMMENDS:

THAT the Building By-law, being By-law 4702 as amended, be further amended as follows:

The regulations in Section 1.16.7.1 apply to the groups of buildings, listed below, except as follows:

- (i) Any one storey building, without basement, 5,000 sq. ft., or greater in area.

Clause 2 Continued

(ii) Any one storey building, with basement, where the total floor area is 10,000 sq. ft. or greater in area, not counting the areas in the basement used for storage and mechanical services.

(iii) Any other building where the total area of all floors is 10,000 sq. ft. or greater.

(a copy of section 1.16.7.1 is attached for information)

INFORMATION:

3. Waterfront Planning Study - Progress Report

The Project Manager reported on the following items:

(a) Informational Brochure

In accordance with the instructions of the Committee, Alderman Pendakur and Alderman Linnell had reviewed the draft of the Informational Brochure on the Inventory of the Waterfront Planning Study and the Brochure will be printed and circulated in approximately two weeks time. The Project Manager advised that he had received the permission of the Steering Committee on the Report, re Stage 1 (Inventory), the Informational Brochure, and to proceed to Stage 2 of the Planning Study. He asked for the agreement of this Committee as the other member body of the Project Studies client. The Committee,

RESOLVED:

THAT the approval for the Project Manager to proceed with the second Stage of the Planning Study in the amount of \$12,900.00, and that this approval be reported to Vancouver City Council for information.

(b) B. C. Sugar Development Permit

The Committee had considered this item previously and had instructed the Project Manager to investigate further and report back after discussing with representatives of B. C. Sugar. The Project Manager, with the aid of sketches, showed the Committee the original proposal of the Company and what he had suggested to them as an alternative. He mentioned to the Committee members that B. C. Sugar was experiencing difficulty with a rodent infestation problem and raised the points of providing access in a manner conducive to public use and the formalizing of the right of public access on certain private properties.

The Committee considered, the second suggestion of the Project Manager and,

RESOLVED:

- (i) THAT the Chairman and Alderman Linnell meet with the Corporation Counsel and the City Engineer on methods whereby public access to private property might be formalized.
- (ii) THAT the Medical Health Officer be instructed to contact B. C. Sugar to offer the co-operation and assistance of his Department in rodent control.
- (iii) THAT the Project Manager be instructed to advise the B. C. Sugar that this Committee has no objection to the plan, as proposed.

Clause 3 Continued

- (iv) THAT Vancouver City Planning Commission be asked to recognize this action of the Committee.

(c) Vancouver City Planning Commission

The Project Manager advised that he had been invited to a meeting of the Vancouver City Planning Commission to give a progress report on the Waterfront Planning Study.

It was noted that the Commission should be granted free action to define its own role in any public debate, which might develop re the Waterfront Planning Study.

(d) Fisherman's Wharf

The Project Manager raised the matter of the Fisherman's Wharf and after discussion of various aspects, the Committee,

RESOLVED:

- (i) THAT the deadline for the receiving of proposals from interested persons be extended to March 31st, 1974, and appropriate advertising of this fact be done.
- (ii) THAT the Project Manager prepare a kit of information to be available to interested parties on or about January 15th, 1974.
- (iii) THAT the Project Manager be asked to liaise with the Architectural Institute of B. C.
- (iv) THAT the Project Manager report back on terms of Reference and further that the Chairman write to the Architectural Institute of B.C. thanking the Institute for its assistance.

In connection with the community activities of the Fisherman's Wharf, the Committee agreed to hold a special meeting on the matter and invite interested parties, the Fisherman's Association, Fish Boat Owners, Processors, Co-operative and Union.

The meeting adjourned at approximately 5:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 559

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

November 29, 1973

A joint meeting of the Standing Committees of Council on Community Development and Waterfront and Environment, was held on November 29th, 1973, in Committee Room No. 1, Third Floor, City Hall, at 3:30 p.m.

This meeting was called to consider matters pertaining to the North Arm of the Fraser River. Representatives from the Planning Department and the Deputy Superintendent of the Board of Parks and Public Recreation were also in attendance. A report on this meeting is contained in the November 29th, 1973, minutes of the Waterfront and Environment Committee

The regular meeting of the Standing Committee of Council on Community Development convened at 4:00 p.m. on November 29th, 1973, in Committee Room No. 2, Third Floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

COMMITTEE
CLERK: J. C. McDonald

Adoption of Minutes

The minutes of the meeting of November 8th, 1973, were adopted.

RECOMMENDATION:

1. Liquor Permit Application
180 W. Georgia - Sandman Motels
Development Permit Application No. 64089
Zone: CM-1

The Zoning Planner submitted the following report with respect to an application by Sandman Inns Vancouver Ltd. for a liquor lounge area in their proposed development at 180 W. Georgia Street:

"The Technical Planning Board approved this application for a hotel with restaurant, banquet room, lounge and retail stores, subject to a number of conditions, prior to issuance of the development permit. One such condition being, the development to be first reported to City Council's Committee with respect to the new liquor outlet.

The assembly area for the proposed cocktail lounge is 1115 sq. ft."

Mr. H. Pimiskern appeared on behalf of Sandman Inns in support of this application.

After discussion, it was,

RECOMMENDED:

THAT the Technical Planning Board be advised there is no objection to the proposed new liquor outlet in this development at 180 W. Georgia Street.

INFORMATION

2. Chinatown - Chinese Cultural Centre,
Chinese Merchants & Property Owners Association

Mr. Gerald Hamilton, Architect with the firm of Hamilton, Doyle and Associates, and Mr. F. Chang, Director of Chinese Cultural Centre, and Chinese Merchants' and Property Owners Association, appeared on behalf of these groups to discuss with the Committee a proposed plan for the development of a Chinese Cultural Centre in Chinatown.

A letter, dated November 28th, 1973, was filed with the Committee from Mr. Harry Fan, in which Mr. Fan set out the views of the merchants and property owners as follows:

- "1. We strongly object to the change of the character of Unit Block East Pender Street (between Columbia and Carrall, commonly known as the Marco Polo Block), which is the first Block in the three Chinatown Commercial Blocks for 100 years.
2. We welcome a major hotel to be located on the South Side of the Marco Polo Block, with a Pagoda, to serve as the anchor linking with Gastown and the Cultural Centre -False Creek.
3. The main purpose is to stimulate business inclination and attracting tourists all the year round.
4. There is no major hotel from Granville Street to Boundary Road, an area which covers 3/5's of this City, so the Marco Polo Block is an ideal location."

The Committee was advised that the Planning Department had met with various Chinese groups within the past week to discuss plans for the beautification of Chinatown.

Mr. Hamilton presented a schematic in conjunction with the proposed beautification plans, showing locations of proposed parking lots; commercial, housing and tourism areas; park, pagoda and hotel. The area under discussion was from Gore Street on the East, to Carrall Street on the West, and from Pender Street on the North, to False Creek on the South. Mr. Hamilton divided this area into three sections, i.e. the block between Main and Gore, which is mainly commercially developed, the block between Main and Columbia, which is mainly tourist oriented and the section from Columbia to Carrall Street, which, it is suggested, be linked with the middle section by means of canopies and a pedestrian walkway. In the third section it is proposed that the Chinese Cultural Centre be placed extending from Pender Street to False Creek.

Mr. Hamilton pointed out that the main concern of the Chinese property owners and ratepayers, is the Pender - Keefer Diversion remaining as it is, particularly at the intersection of Columbia and Keefer and the intersection of Carrall and Keefer.

After due consideration, it was,

RESOLVED:

THAT the plans submitted by Mr. Hamilton and the letter, dated November 28th, 1973, from Mr. Fan, be referred to the City Engineer for further discussion with the applicants and report back to the Committee.

3. Illegal Suites

On November 20th, 1973, Council passed the following motion when dealing with Clause 2, Illegal Suites, of the Report of the Standing Committee of Council on Community Development, dated November 15th, 1973:

"THAT the recommendations of the Committee shown as (i), (ii) and (iii) be approved after deleting the figure '1' in (iii), so that it reads RS Districts;

FURTHER THAT recommendations (iv) and (v) be referred back to the Committee for further consideration and report and recommendation (vi) be approved in principle and referred back to the Committee for further consideration and report."

Following are the recommendations referred to:

- "(iv) That the discretionary authority which the Technical Planning Board did have to permit limited conversions in the RS-1, RA-1, RS-3 and RS-4 districts be returned and that those suites presently being occupied under the moratorium be reviewed under this policy; and that this proposal be implemented only after obtaining public opinion on opting into the proposal.
- (v) That the date of June 18, 1956 as provided in the Zoning and Development By-law for other than RS-1 districts be brought forward to April 1, 1964 to coincide with the provisions of Section 565A(e) (i) of the Charter and be applied to RS-1 districts.
- (vi) THAT the procedure as described in the report for setting district boundaries, so that the opinion of the public can best be obtained and adjudicated, as referred to in 4 above, be adopted."

Discussion followed with the officials concerned, and it was the opinion of the Committee that interested groups be invited to appear before the Committee prior to further consideration of this matter by the Committee, and certain other points raised in Council were referred to, including the possibility of more extensive use of the RS-2 zoning category.

After considerable discussion, it was,

RESOLVED:

THAT this matter be referred to the appropriate officials for further discussion with the Corporation Counsel and report back.

THAT there be a meeting of the Committee with interested persons and groups, and that Notice of the Meeting should refer to the following particular areas for consideration:

Hastings Sunrise
Kensington Cedar Cottage
Riley Park
Kitsilano
West Point Grey
Woodlands Grandview

These being the particular areas now having a large number of secondary suites, and the areas which may be interested in the consideration of a new zoning category to permit such secondary suites as either conditional or outright uses.

4. Champlain Heights - Development Plan
- Areas E and F

The Committee had before it a report of the Director of Planning, dated November 28th, 1973, together with a written proposal submitted by Mr. C. Brammer, Chairman, Killarney-Champlain Citizens for Action Committee.

Due to the lateness of the hour, the Committee did not complete its Agenda and the foregoing matter was deferred for consideration at the next meeting of the Committee.

The meeting adjourned at approximately 5:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 560

DISTRIBUTED MONDAY

612

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

December 6, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, December 6, 1973, in the No.1 Committee Room at approximately 3:30 p.m.

PRESENT: Alderman Hardwick
Alderman Bowers
Alderman Massey
Alderman Pendakur

COMMITTEE CLERK: M. James

INFORMATION

1. Langara

The Chairman advised the meeting that subsequent to the signing of the agreement between the City Council and Marathon Realty for the sale of that company's lands in Langara, the Council had instructed that this Committee take the necessary subsequent actions.

The Chairman suggested that a public meeting be advertised and held in the area so that interested groups and citizens might give to the Committee comments and opinions for further discussion by Council.

The Chairman advised he would make the necessary arrangements for representatives from the Park Board and after further discussion it was

RESOLVED

That a public meeting of the Civic Development Committee and Board of Parks and Recreation be held Monday evening, December 17, 1973, in the Langara area at which meeting information re the City's proposals be given to the public and meeting be authorized to name a citizen's committee to cooperate with the Vancouver City Council and the Park Board on the future of these lands.

2. Historic Area Advisory Board

The Chairman suggested that the Committee meet with the Historic Area Advisory Board to review the outstanding matters relating to this Board.

RESOLVED

That the Civic Development Committee meet with the Historic Area Advisory Board 9:00 a.m. Tuesday, December 18, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 561